

Forde House
Newton Abbot

E-mail: comsec@teignbridge.gov.uk

24 September 2018

EXECUTIVE

Dear Councillor

You are invited to a meeting of the above Committee which will take place on **Tuesday, 2nd October, 2018** in the **Council Chamber - Forde House** at **10.00 am**

Yours sincerely

PHIL SHEARS
Managing Director

Distribution:

- | | |
|--|--|
| (1) The Members of the Executive: | |
| Councillor Jeremy Christophers
(Leader) | The Leader and Portfolio Holder for Strategic
Direction |
| Councillor Humphrey Clemens
(Deputy Leader) | Portfolio Holder for Planning & Housing |
| Councillor Phil Bullivant | Portfolio Holder for Recreation & Leisure |
| Councillor Stuart Barker | Portfolio Holder for Corporate Resources |
| Councillor Timothy Golder | Portfolio Holder for Economy, Skills and Tourism |
| Councillor John Goodey | Portfolio Holder for Community Neighbourhoods |
| Councillor Kevin Lake | Portfolio Holder for Environment Services |
| Councillor Sylvia Russell | Portfolio Holder for Health & Well-being |

A link to the agenda on the Council's website is emailed FOR INFORMATION (less reports (if any) containing Exempt Information referred to in Part II of the agenda), to:

- (1) All other Members of the Council
- (2) Representatives of the Press
- (3) Requesting Town and Parish Councils

If Councillors have any questions relating to predetermination or interests in items on this Agenda, please contact the Monitoring Officer in advance of the meeting

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- Reports in Parts I and III of this agenda are for public information. Any reports in Part II are exempt from publication due to the information included, under the provisions of the Local Government Act 1972.

AGENDA

Part I

1. Apologies for absence
2. Minutes (Pages 1 - 6)
3. Agreement of the Agenda between Parts I and II
4. Matters of urgency/matters of report brought forward with the permission of the Chairman
5. Declarations of Interest
6. To note action taken under delegated powers as set out in Part III of the agenda
7. Public Questions (if any)
8. Notice of Motion under Council Procedure Rule 4.5(l) (if any)
9. Teignbridge Economic Development Plan (Pages 7 - 44)
To consider the Teignbridge Economic Development Plan.
10. Budget Monitoring - Revenue & Capital, Treasury Management Lending List.
(Pages 45 - 64)
To consider the Budget Monitoring – Revenue & Capital, Treasury Management Lending List.
11. Call in of Portfolio Holder Decision 12-2018 - Planning Site Inspection Procedure
(Pages 65 - 78)

Item from Overview & Scrutiny 10 September 2018 - To consider the Call in of Portfolio Holder Decision 12-2018 - Planning Site Inspection Procedure by Councillor Dewhirst, and supported by Councillors Connett, Cox, Evans, Nutley, Parker and Pilkington.

12. Executive Forward Plan (Pages 79 - 84)

To note forthcoming decisions anticipated to be made by the Executive over the next 12 months.

For Information Only

13. Devon Control Building Partnership Committee Minutes 27 July 2018 (Pages 85 - 88)

Devon Control Building Partnership Committee Minutes 27 July 2018 for information.

Part II

(Private) Items which may be taken in the absence of the Public and Press on the grounds that Exempt Information may be disclosed.

14. Exclusion of Press and Public

15. Land Works and Management (Pages 89 - 104)

Part III

(FOR INFORMATION ONLY)

The following Portfolio Holder decisions have been made since the last meeting of the Executive:

PH Decision 13-2018 Approve to changes to the grant and loans policy to align with Devon wide changes supported by Better Care Funding – PH for Planning and Housing

PH Decision 14-2018 Approval to make a contribution of £10,397 to the 2018/19 Communities Together Fund (formally the Elector Fund) - PH for Communities and Neighbourhoods

PH decision 15-2018 Approval of the revised Conservation Area Character Appraisals and to re-affirm the Conservation Area boundaries for Dunchideock, Holcombe Burnell and Newton Abbot – Forde Park – PH for Planning and Housing

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EXECUTIVE

TUESDAY, 4 SEPTEMBER 2018

Present:

Councillors Christophers (Leader), Clemens (Deputy Leader), Bullivant, Barker, Golder, Goodey and Russell

Members Attendance:

Councillors Clarence, Cox, Dewhurst, Haines, G Hook and Wrigley

Apologies:

Councillor Lake

Officers in Attendance:

Phil Shears, Managing Director

Martin Flitcroft, Chief Finance Officer

Simon Thornley, Business Manager - Spatial Planning

Graham Davey, Housing Enabling Manager

Alexis Marsh, Neighbourhood Planning Officer

Donna Best, Estates & Development Manager

Emma Percy, Communications Officer

Sarah Selway, Democratic Services Manager (Exeter City Council)

These decisions will take effect from 10.00 a.m. on Tuesday 11 September 2018 unless called-in or identified as urgent in the minute

128. MINUTES

Minutes of the meeting on 17 July 2018 subject to an amendment to minute 89 (Teignbridge Playing Pitch Strategy) to read 35 kilometres they were confirmed and approved and signed as a correct record.

129. DECLARATIONS OF INTEREST

There were no declarations of interest.

130. GREATER EXETER STRATEGIC PLAN UPDATE

The Business Manager Strategic Place advised Members on the progress of preparing the Greater Exeter Strategic Plan (GESP) and to recommend that a

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public consultation on a new vision for the plan, together with engagement on homes and infrastructure matters is held in October and November 2018.

He advised Members that the GESP was a combined plan of the four Local Planning Authorities of East Devon, Exeter City, Mid Devon and Teignbridge to cover the strategic matters for their area known as the Greater Exeter Strategic Plan. Devon County Council supported the plan. The four GESP local planning authorities would need to sign the document off before it could be published.

The Leader stated that by working together the five Authorities would be in a stronger position to put bids to Central Government for Infrastructure Funding to accompany the development in the Greater Exeter Area.

During discussion Members raised the following points:-

- Clarification as to the signing off of any amendments
- Welcomed the approach to sustainable transport
- Should there be a commitment to install electric charging points in car parks and on new housing developments?
- Did the plan address transport issues of the rural districts
- There was no mention of improvements to the A379
- Allocation of Community Infrastructure Levy to Town and Parish Councils.

The Business Manager Strategic Place clarified that the Vision was now open and clear and in three sections covering 'the plan', 'the priorities' and 'the place'. It was expected that the plan would be adopted in 2021 and would run until 2040, the Teignbridge Local Plan expired in 2033. The final version of the GESP would need to be approved by Full Council. Measures would be considered to address transport from rural to urban areas including park and ride, car sharing clubs and transport exchange hubs. Digital technology would be key to improving transport across the area. The consultation would be the opportunity for individuals to put forward suggestions, the transport scheme highlighted in the document were those that already had secured funding. The current housing target for the GESP area was currently 2600, new homes per year, although this would change in the future with new data, and development would be seamless across the district's boundaries being in the most appropriate locations. The Council did not have a policy for the installation of electric charging points on new developments. The local proportion of the Community Infrastructure Levy would be for the Town/Parish Councils to spend as they see appropriate.

The Leader stated that a Sports Zone and Concert Venue to support the GESP area was an aspiration and that work would be undertaken on this in due course.

RESOLVED that:-

- (1) the Greater Exeter Strategic Plan document "Our Vision and how we make it real" attached as Appendix A to the circulated report be approved as the basis for public consultation; and
- (2) modifications to the draft consultation document could be made with the agreement of the Portfolio Holder for Planning and Housing, jointly with the equivalent Portfolio Holders in the other GESP local planning authorities.

131. IDE NEIGHBOURHOOD PLAN ADOPTION

The Portfolio Holder for Community Neighbourhoods welcomed the making of this plan stating that, at the referendum on 26 July 2018, 88.37% of those casting their ballot voted to support the plan. The Neighbourhood Development Plan would ensure that Ide Parish received 25% of Community Infrastructure Levy receipts for developments within their area.

RESOLVED that the Ide Neighbourhood Development Plan was 'Made' and was brought into force as part of the suite of Teignbridge Local Development Plan Documents as a material consideration in planning terms relating to the Ide Parish Area.

132. BRUNSWICK STREET, TEIGNMOUTH

The Estates & Development Manager presented the report on Brunswick Street, Teignmouth. Members received a presentation advising of the options available for the relocation of the car park spaces within alternative Teignmouth car parks that would be lost as a result of the redevelopment of Brunswick car park. They were also advised of the existing occupiers who would be effected by the redevelopment and possible options for their relocation.

A Local Ward Member raised the following:-

- the conflict between the Rowing Club and Canoe Club and access for the life boat to launch on the Lower Point car park site, could the Rowing Club and Canoe Club relocate to Polly Steps; and
- securing the future location of Teignmouth Arts Advisory Group (TAAG).

During discussion Members:-

- recognised the valuable community asset of TAAG in bringing forward and supporting Artists;
- the potential to use Polly Steps for additional parking plus a purpose built watersports centre and further facilities; and
- that further work was required to investigate the options for the future water sports needs in Teignmouth and how best they could be met

RESOLVED that the recommendations be made in part II of this report.

133. EXECUTIVE FORWARD PLAN

Details were noted of the Forward Plan for the next 12 Months.

134. EXCLUSION OF THE PRESS & PUBLIC FROM THE MEETING

That under Section 100(A)(4) of the Local Government Act 1972, the Press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1, 2 and 3 of Part 1 of Schedule 12A of the Act.

135. BRUNSWICK STREET TEIGNMOUTH

The Estates & Development Manager presented the report on the redevelopment of Brunswick Street, Teignmouth. Members were advised of the options for the site including a new hotel, the possible provision of a Health and Well-Being Centre and improved town centre parking. Any final development would be for Full Council approval in due course.

The Estates & Development Manager clarified the position with regards to the marketing exercise and the situation with TAAG.

The Managing Director stated that the position with regards to procurement would be clarified when the report went to Full Council and that all the options offered a potential facility for TAAG.

Members discussed the options in the circulated report and noted that a further detailed report would come to Council in due course on the proposals agreed.

RESOLVED:-

- (1) To proceed with a proposal for the council to build a hotel on part of the Brunswick Street site;
- (2) That subject to a public consultation to be run by the NHS this winter, to work with the NHS to progress the delivery of a Health and Well-Being Centre with a remit to include replacement accommodation for Teignmouth Arts Advisory Group (TAAG), subject to TAAG raising necessary funding;
- (3) A feasibility study to be carried out to investigate the options for the future water sports needs in Teignmouth and how they can be met; and
- (4) The principle to develop detailed plans and carry out statutory consultation to construct a deck on the Quay Road Car Park be approved.

136. SALE OF PROPERTY IN DAWLISH

The Housing Enabling and Development Manager presented the report on enforced sale of a property in Dawlish. Members were advised of the issues that had arisen due to the property being unoccupied for a number of years and the steps that the Council had taken to date to address these.

Members supported the action proposed.

RESOLVED that:-

- (1) authority for the Council to utilise all relevant enforcement powers to bring about reoccupation of land defined in the plan, Appendix A, of the circulated report defined within the land registry be approved; and
- (2) action to be taken in the following order with progression to the next action when previous action fails, ie relevant outstanding debt is repaid.

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- (i) Applying to the Court for an Order for sale - Enforcing the sale of the property to recover outstanding Council Tax debts Under the Charging Order Act 1979;
- (ii) Enforced Sale of the property to recover outstanding costs and fees incurred in respect of carrying out works in default under the Housing Act 2004; and
- (iii) Approval to progress to Compulsory Purchase Order (CPO) under Section 226 of the Town and Country Planning Act 1990. Subject to a further report detailing the cost implications and options for reuse of the property.

Chairman

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EXECUTIVE

LEADER: Cllr Jeremy Christophers

PORTFOLIO HOLDER: Cllr Tim Golder

DATE: 2nd October 2018

REPORT OF: Economy Manager

SUBJECT: Teignbridge Economic Development Plan 2018-23

PART I

RECOMMENDATION

The Executive is recommended to resolve that the Teignbridge Economic Development Plan 2018-23 is endorsed.

1. PURPOSE

To provide Members with the final version of the Economic Development Plan 2018-2023, incorporating changes following the consultation, and agree for the Plan to be endorsed for implementation.

2. BACKGROUND

The Economic Development Plan (EDP) 2018-2023 has been developed to clearly set out how the Council will deliver on its economic development related commitments as set out in the Council Strategy, in particular the 'Going to Town' and 'Investing in Prosperity' projects.

The EDP has been produced working closely with the Economic Development Review Group of the Overview and Scrutiny Committee, and an internal officer group consisting of representatives from all departments that deal regularly with businesses.

The content of the Plan has been shaped by documents such as the TDC Council Strategy, the HotSW Productivity Strategy and the Government's Industrial Strategy.

The draft EDP was approved for consultation by the Overview and Scrutiny Committee at their meeting on the 9th April 2018. The EDP and action plan, consultation report and list of amendments made as a result of the consultation are included as appendices to this report.

3. MAIN IMPLICATIONS

The Plan will guide the Economic Development work plans and focus for the next five years. It will also inform how our resources will be focused, budgets identified, and services and projects prioritised to support economic prosperity.

4. GROUPS CONSULTED

The groups approached during the consultation include Chambers of Commerce, business networking groups, Town and Parish Councils and neighbouring authorities.

Although we have targeted groups and individuals relevant to local business and economic decision making, we also invited all members of the public to have their say via an online survey. This was promoted through a social media campaign spanning throughout the consultation period.

5. O&S COMMENTS

The EDP was endorsed by the Overview and Scrutiny Committee at their meeting on the 10th September 2018. Minutes from the O&S meeting can be found in Appendix B to this report. O&S advised that Brexit and the future relationship with the EU be included as a 'disruptive force' under the National Context section (p.2) of the plan. Although Brexit has already been mentioned in this section of the EDP, it can also be included as a disruptive force if desired by the Executive Committee.

6. TIME-SCALE

Subject to Member approval and no call-in to Full Council is made, the EDP will go live on 9th October 2018. The plan will remain in place until the end of 2023.

Annual monitoring will be undertaken to keep track of progress. Many of the projects in the EDP are already factored into the Council Strategy and its quarterly performance reports. EDP progress reports to Overview and Scrutiny will be published at the end of each financial year running through each project within the five ventures. They will also provide more detail on those projects also mentioned in the Council Strategy.

The timescales and measures of progress in the Action Plan will be used to judge each individual project. This will allow us to identify projects which are ahead of schedule and those that are falling behind.

7. JUSTIFICATION

The EDP sets out a five year plan for how the Council will deliver on the economic development related commitments set out in the Council Strategy.

TEIGNBRIDGE DISTRICT COUNCIL

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

10.00 a.m. on Tuesday 9th October 2018.

Neil Blaney
Economy Manager

Cllr Tim Golder
Portfolio Holder for Economy

Wards affected	All
Contact for any more information	Neil Blaney, Economy Manager, 01626 215233
Background Papers (For Part I reports only)	Topic Papers available at www.teignbridge.gov.uk/oureconomy Draft EDP and Action Plan (used for consultation) available at: www.teignbridge.gov.uk/economicstrategies
Key Decision	No
In Forward Plan	No
In O&S Work Programme	Yes
Community Impact Assessment attached:	No
Appendices attached:	Appendix A – Overview and Scrutiny Committee report of 9 th April 2018, including appendices containing Economic Development Plan 2018-23 Consultation Report (Appendix A), Economic Development Plan 2018-23 List of Amendments to Consultation Draft (Appendix B), Economic Development Plan 2018-23 (Appendix C) and Economic Development Plan 2018-23 Action Plan (Appendix D). Appendix D – Overview and Scrutiny Committee Extract 10 September 2018 Meeting Minutes.

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OVERVIEW & SCRUTINY COMMITTEE

CHAIRMAN: Cllr Mike Haines

DATE: 10th September 2018
REPORT OF: Economic Development Review Group
SUBJECT: Teignbridge Economic Development Plan 2018-23

PART I

RECOMMENDATION

That Members review the Economic Development Plan 2018-2023 and recommend to the Executive Committee that it is endorsed.

1. PURPOSE

To provide Members with a summary of the responses to the consultation on the draft Economic Development Strategy, and to present the final version of the Economic Development Plan 2018-2023, incorporating changes following the consultation.

2. BACKGROUND

The Council's previous Economic Development Plan covered the period 2012-2015. Following the introduction of the Council's 10 year strategy it is necessary to develop a new Economic Development Plan that aligns to the strategy, in particular the 'Going to Town' and 'Investing in Prosperity' projects.

Following approval from the Executive Committee on 1st May 2018, the draft Economic Development Plan went to consultation between 14th May 2018 and 29th June 2018. A consultation report outlining the feedback we received can be found as Appendix A to this report. The list of amendments made as a result of the consultation can be found as Appendix B.

The amount of suggested amendments from the consultation has been minimal, with praise being given to the conciseness, style and design of the plan. The plan has also learnt the lessons from the previous EDDP 2012-2015, in that it focuses solely on what TDC has the power and resource to realistically achieve.

TEIGNBRIDGE DISTRICT COUNCIL

3. MAIN IMPLICATIONS

The Plan will guide the Economic Development work plans and focus for the next five years. It will also inform how our resources will be focused, budgets identified, and services and projects prioritised to support economic prosperity.

The Plan has been informed by a wide range of feedback received from our engagement activities with the business community across Teignbridge in 2017 and 2018 including: face to face meetings with businesses; the results of a 'How's Business?' survey sent out directly to Teignbridge based businesses; responses to the annual Council Strategy survey; and the EDP consultation.

The Plan also takes account of the wide variety of Plans and Strategies at a national, regional and sub regional level such as the Government's Industrial Strategy and the Heart of the South West Local Enterprise Partnership's Productivity Strategy. The final version of the EDP is attached as Appendix C.

The Plan is accompanied by an Action Plan that goes into more detail on how the actions will be delivered, with timescales for delivery and who will be involved in that delivery. The Action Plan has also been amended as a result of the consultation process. The final version of the Action Plan is attached as Appendix D.

4. WITNESSES TO BE CALLED

None.

5. TIME-SCALE

Subject to Members approval the EDP will be sent to Executive for endorsement in October 2018.

6. CONCLUSION

The Plan seeks to give greater clarity on how the Council will deliver its economic commitments as set out in the 10 year Council Strategy.

Neil Blaney
Economy Manager

Cllr Richard Keeling
Chair of the Economic Development
Review Group

Wards affected	<i>All</i>
Contact for any more information	<i>Neil Blaney – Economy Manager Tom Winters – Economy Projects Officer</i>
Background Papers (For Part I reports only)	<i>Appendix A – Economic Development Plan 2018-23 Consultation Report Appendix B - Economic Development Plan 2018-23 List of Amendments to Consultation Draft Appendix C – Economic Development Plan 2018-23</i>

TEIGNBRIDGE DISTRICT COUNCIL

	<i>Appendix D – Economic Development Plan 2018-23 Action Plan</i> <i>Topic Papers available at www.teignbridge.gov.uk/oureconomy</i>
Key Decision	<i>Recommend for endorsement</i>
In Forward Plan	<i>No</i>
In O & S Work Programme	<i>No</i>

TDC ECONOMIC DEVELOPMENT PLAN 2018-2023

Consultation Responses and Review

From 11 May to 29 June 2018 Teignbridge District Council ran a consultation on the draft Economic Development Plan (EDP). This review will analyse the responses and propose suggested amendments to the draft plan. This will also be an opportunity to respond to the various comments brought up in the consultation.

CONSULTATION

Businesses, residents and TDC partners were encouraged to take part in the consultation. In order to maximise coverage of the EDP and encourage people to take part, the following actions were taken:

Survey

An online survey was set up which allowed participants to have their say on the draft EDP. A total of 28 responses were received from businesses, residents and partners, with a further 3 responses sent to the Economic Development team directly.

Social media campaign

TDC Facebook and Twitter accounts were used to promote the EDP and the consultation survey to capture an online audience. The results are as follows:

- Teignbridge Facebook: 4 posts, 11 likes, 13 shares and 3 comments
- Teignbridge Twitter: 12 posts, 10 likes, 20 retweets, 1 comment

With the average post getting anywhere between 200 and 1,000 views, it is likely that the total amount of 'views' would have been at least 10,000 throughout the duration of the consultation.

Town council meetings

Meetings were attended by TDC officers to discuss local issues, to ask councillors to participate in the consultation, and also to encourage their constituents to take part. A6 postcards were given out with a link to the survey. All of the towns in Teignbridge were invited to take part, the following meetings were subsequently attended:

- Chudleigh Town Council: 18th May 2018
- Teignmouth Town Council: 5th June 2018
- Buckfastleigh Town Council: 13th June 2018
- Newton Abbot Town Council: 20th June 2018

Business group meetings

Chambers of commerce and other business representative group meetings were attended by TDC officers to discuss local issues and ask members to participate in the consultation. A6 postcards were given out with a link to the survey. The following meetings were attended:

- Great Western BNI: 11th May 2018
- Newton Abbot and District Chamber of Commerce: 29 May 2018
- Torbay Business Forum: 5th June 2018
- Chudleigh Business Guild: 13th June 2018
- Dawlish Warren Tourism Group: 20th June 2018
- Dawlish Chamber of Trade and Commerce: 26th June 2018
- Moor Business Breakfast: 27th June 2018

Partner organisations

The Economic Development team meet regularly with counterparts at the Councils for Devon County, Torbay, Dartmoor, Exeter, East Devon and Mid Devon. The draft EDP and action plan were discussed with those colleagues throughout the development of the Plan and during the consultation.

In-house discussions

The EDP was put together with on-going input from colleagues across the Council, most notably Planning, Building Control, Environmental Health, Business Rates, Parking, Markets and Tourism. A cross-party review group was formed from the Council's Overview and Scrutiny Committee and contributed significantly in the development of the EDP draft, endorsing the published version to the Council's Executive Committee.

Direct response requests

The Economic Development team contacted a variety of partners for their thoughts along with a request to respond if they wished. Direct responses were received from:

- Heart of the South West LEP
- NFU South West

CONSULTATION RESPONSES

The survey received a total of 28 responses from 19 residents, 6 businesses and 3 inputting 'other'.

The survey began with Q1. asking the participant whether they believed the draft plan will reach the aims set out in Our Vision. 11 inputted 'yes', with 10 saying 'somewhat' and 7 saying 'no'.

Participants were then asked what was missing. Below are some of the answers that were inputted:

- There were no references transport and education (areas which TDC has little or no control over).

- There were no references to parking and housing (non-economic areas which TDC covers).
- The plan is too Newton Abbot centric.
- The plan falls short of delivering specific commitments to specific projects.

The following five questions explored each of the five ventures. For each venture the participant was first asked whether they agreed with the objectives and were then asked whether they believed anything was missing.

Q2. Supporting and Networking: 15 yes, 9 somewhat, 3 no.

- There needs to be more support to initiatives before they embark on setting up a business.
- There needs to be a preference made to Teignbridge businesses for TDC procurement, even if it is slightly more expensive.
- No mention of the National Park.
- TDC need to do better at helping businesses secure funding, either through a separate department helping with applications or working more closely with Devon CC.

Q3. Driving Productivity: 17 yes, 10 somewhat, 1 no.

- Securing better broadband provision.
- There is no mention to what we mean by lengthening trading times.
- There is no mention of the need for public Wi-Fi

Q4. Building Partnership: 17 yes, 8 somewhat, 1 no

- TDCs commitments are not matched by funding, for the TCMs for example
- There is doubt regarding the effectiveness and likelihood of a peripatetic TCM.

Q5. Catalysing Growth: 17 yes, 6 somewhat, 4 no.

- Parking capacity, particularly in Teignmouth, is becoming a problem.
- Economic growth tends to result in environmental degradation.
- The planning department must not hinder growth.
- The plan is too retail centric and should focus on other important sectors, such as tourism for example.
- There are no actual project details.

Q6. Co-operative Services: 18 yes, 6 somewhat, 3 no

- Monitoring is not enough, there needs to be more mention of how this will be achieved.
- This venture is not fully explained in detail.

Question 7 asked if there was anything else the participant would like to add to improve the draft plan, some of the responses included:

- We need to preserve and upkeep public and green spaces.
- We need a more realistic affordable housing target.
- A strategy is needed for transport, roads and parking
- Business rate reliefs for high street occupants.
- We need to promote our most important sectors, such as tourism and agriculture.

Question 8 asked if there was anything else participants could think of that we could put into the action plan to fulfil our objectives, some of the responses included:

- A strategy is needed for transport and local infrastructure.
- Concentrate on education and skills of students.
- Expand street lighting by producing more green energy.
- There needs to be targets for our actions.

In addition to the survey, responses were sent directly to TDC officers. Officers also attended various meetings and events where notes were taken of the most relevant points. These points include:

- There was a lack of targets.
- There was no direct reference to education or to housing.
- TDC should do more to market the area to large (high-wage and high-skill) employers.
- TDC should develop ideas to lengthen the times of trade.
- The EDP should include the number of jobs in tourism and/or hospitality into the plan.
- TDC should use its powers through parking and business rates to support the town centres.
- The document should link to the Industrial Strategy and HotSW Productivity Strategy.
- There is no mention of mobile coverage, which remains an issue in some places and is equally important as broadband coverage.

RECOMMENDATIONS

To include:

- We should mention procurement and a commitment for fair and transparent tendering processes which offer value for money to the taxpayer whilst also supporting local business. (Venture: Supporting and Networking? Bullet point 2 can be deleted).
- We need to mention Dartmoor NPA under the Building Partnerships venture (bullet point 3).
- We need to clarify what we mean by 'lengthening trading times' under Driving Productivity.
- We should acknowledge environmental and ecological constraints, perhaps by committing to a 'circular economy' for Teignbridge. (A third aim for Our Vision?).
- We should mention our aim to improve mobile coverage under Driving Productivity. (Under bullet point 1?).

Not to include:

- We should not include specific targets in the Action Plan, as economic indicators are more likely to be influenced by national/global pressures rather than TDC actions.
- We should avoid mentioning areas where TDC has little or no control over, such as education, transport and setting business rates. We already mention our commitment to supporting skills (apprenticeships), supporting infrastructure projects as and when they are proposed and using our limited business rate relief powers.
- We should avoid expanding any more on other TDC responsibilities with limited implications for economic development, such as parking and housing for example.

Things to consider:

- How can we make the plan less Newton Abbot centric?
- How else can we link the plan to the Industrial Strategy and HotSW Productivity Strategy?

TDC ECONOMIC DEVELOPMENT PLAN 2018-2023

List of Amendments to Consultation Draft

As a result of the EDP consultation, which ran from 14th May 2018 to 29th June 2018, a number of amendments have been made to the draft EDP and its accompanying Action Plan. This list includes all major amendments to the draft that will appear in the final version.

EDP:

- The TDC Business Improvement and Development (BID) team conducted a plain English review of the plan to cut down on technical wording and improve its accessibility to the average reader.
- Under 'National context', a reference has been included regarding how the HotSW Productivity Strategy and Industrial Strategy has directly influenced the contents of the plan.
- A third key aim has been included under 'Our vision' to highlight our need to be environmentally and economically sustainable. Paragraph 3 has been removed and replaced with follow up text on the new third aim.
- The reference to the business rate retention pilot has been moved from 'Our vision' to the Action Plan ('Co-operative services', Objective 2, Action 3).
- Objective 2 under 'Supporting & networking' has been replaced with a commitment "To offer a fair and transparent procurement process that offers value for money to the taxpayer and supports local businesses". The former objective committed "To offer our own local knowledge, contacts and networks to businesses", which has already been implied in the introductory text to 'Supporting & networking'.
- The reference to the new tenants letter under Objective 6 has been moved from 'Supporting & networking' to the Action Plan.
- A reference to improving mobile coverage has been included in Objective 1 under 'Driving productivity'.
- Objective 7 under 'Driving productivity' has been moved to the Action Plan.
- A reference to Dartmoor National Park has been included under Objective 3 of 'Building partnerships'.
- The targets on page 14 have been removed, as they are already mentioned throughout the Action Plan under 'Measure of progress'.
- Information and links to the Action Plan and Factsheets have been moved from 'Moving forward' to page 14, now titled 'Supporting documents'.

EDP Action Plan:

All of the changes to the ventures in the EDP have been brought forward to the Action Plan, the following points are in addition to these changes:

- Under Objective 4 of 'Catalysing Growth' an additional action has been included which states that "The Economic Development team will seek involvement in the planning process of all major commercial developments."
- An additional action has been included under Objective 2 of 'Co-operative services' (regarding business rates) stating "We will look to attract valued new employers by use of discretionary relief powers"

Economic Development Plan



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2018 - 2023

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Introduction

Teignbridge District Council interacts with businesses on a daily basis through the services we provide and the support we offer. We have a small but important role to play in the local economy, a role which has been set out in this plan.

This five year plan, from 2018 to 2023, sets out how we will continue to directly support our local businesses, broaden opportunities for our residents and spur inclusive economic growth across the district. Our commitment is to be solutions-based in the challenges we face and the opportunities we grasp.

The initiatives in this plan set out our ambitions and the direct actions we will take. We believe that a five year timeframe will give us sufficient scope for achieving our aims without losing relevance as the economic environment changes.

This plan is the end result of a wide ranging engagement strategy, which sought input from our businesses, our partners and the multiple departments which make up the council. We have also utilised the results of the Council Strategy annual survey, in particular those relating to the 'Going to Town' and Investing in Prosperity' projects. These contributions have helped us to formulate a diverse plan that understands our capabilities and our constraints.

National Context

The UK economy is experiencing a period of great change. The coming years will flesh out our future relationship with the European Union and the future of UK trade policy. Since the financial crisis of 2008, growth has remained fairly volatile, with productivity stagnating and disposable income coming under pressure. General employment prospects have, however, significantly improved since the downturn.

As set out in the government's Industrial Strategy, one of the key national economic initiatives is to solve the UK's flat-lining productivity. This will see drives to upskill our labour force, to support research and development and to improve infrastructure. Along with the Heart of the South West Productivity Strategy, the Industrial Strategy has directly influenced the contents of this plan.

We expect to see major financial, technological, economic and social change over the next few years, although it's not possible to predict them all with certainty.

These 'disrupting' forces include:

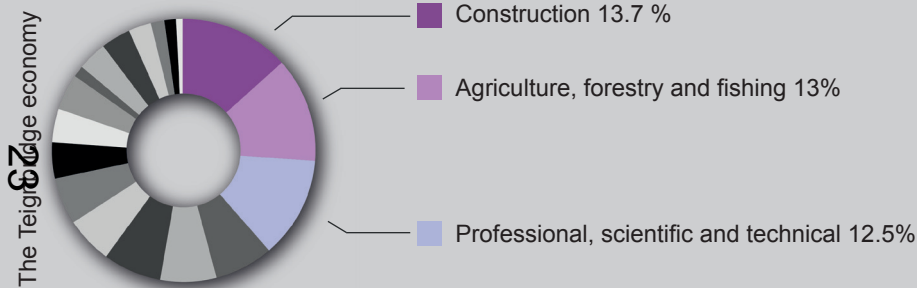
- Climate and environmental change
- The impact of technological change
- An ageing population
- Rising wealth inequalities
- Finite natural resources

We will act where possible and appropriate, to embrace change and ensure it works to the benefit of all our residents and workers.

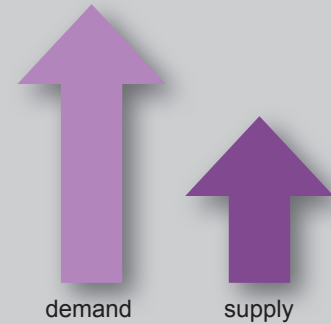
Local Context

The local context roughly mirrors the wider national context but with some notable divergences. A few of the main features include:

The Teignbridge economy is diverse, with significant agriculture and hospitality sectors. Manufacturing and construction is particularly strong compared to neighbouring areas and the national average.



The demand for employment space in Teignbridge has far exceeded supply.



Unemployment has been slowly decreasing, remaining below the regional and national averages.

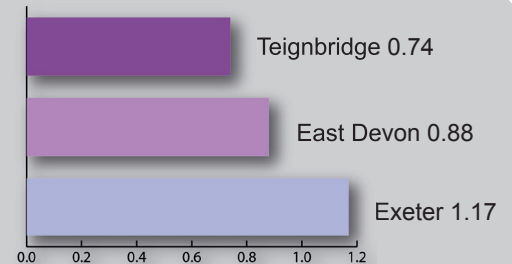
3.9%

Teignbridge

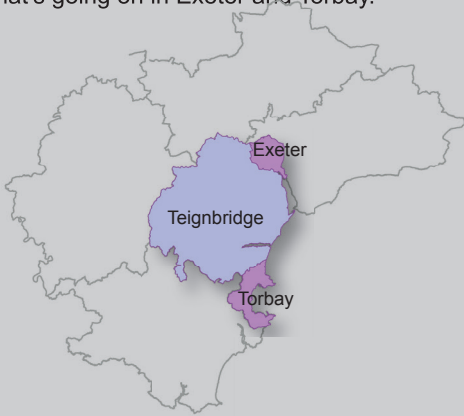
4.7%

England

Job density is lower in Teignbridge than all other districts in the Exeter and Heart of Devon area. This means Teignbridge residents are having to leave the district to find better paid work.



The Teignbridge economy is significantly influenced by what's going on in Exeter and Torbay.



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Wages have remained below local, regional and national averages. Although wages have been steadily increasing, they have not been keeping pace with inflation.

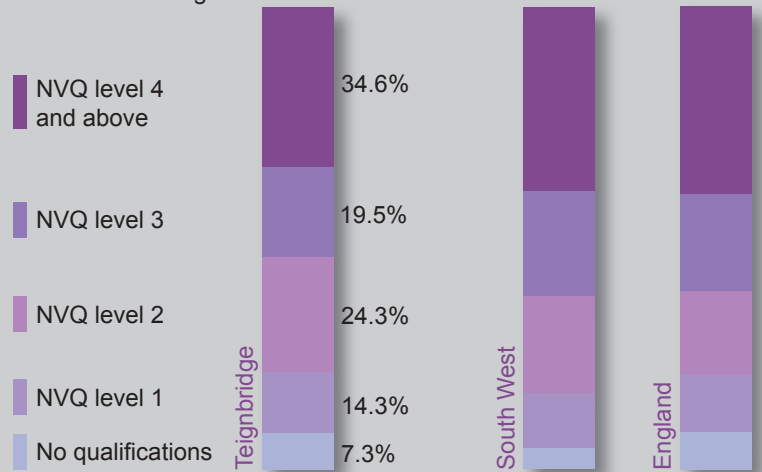
Teignbridge	£19,408
South West	£21,807
England	£23,337

Productivity has been marginally increasing, although remains far below the regional and national comparisons.

Gross Value Added for Teignbridge

2012	£1,977 million
2016	£2,413 million

Low levels of educational attainment compared to regional and national averages.



Data taken from EDP factsheets: www.teignbridge.gov.uk/oureconomy

Our Vision

The vision we have set for the Teignbridge economy is made up of three key aims:

1. To attract a diverse range of well-paid and highly skilled jobs for our residents and workers.
2. To be an attractive place to start and grow a business.
3. To prosper within our ecological limits and to enhance the circular economy.

These first two aims complement each other. Successful and productive enterprises rely on well trained motivated workers to make their business plans a reality. Well paid employment also means higher disposable incomes, stimulating local spending and business growth. Employees on the other hand rely on businesses for stable and well paid employment with the prospect of future progression.

To achieve these aims we must be respectful of our natural capital and the ecological constraints we face. This means supporting the circular economy – where resources are reused, recycled, and regenerated – and ditching the 20th Century practice of ‘make, use and dispose’.

We want to be an entrepreneurial council, to be innovative in the actions we take. As well as supporting our local economy, we will actively seek our own income generating projects through developing a diverse portfolio of income streams, so that we will have more scope to help fund the services local people need.

Making 'Our Vision' a Reality

To achieve our vision we need to be realistic. Many of the things we want to see will be determined by national policy and shifts in the global economy. We have developed our '5 years, 5 ventures' initiative which lays out our specific objectives.

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Supporting & Networking



Driving Productivity



Building Partnerships



Catalysing Growth



Cooperative Services

An EDP Action Plan sets out how we will meet the objectives set out in our 5 ventures. This gives more information on the direct actions we will take, who we will work with to achieve them, the timescale of delivery and how we will monitor success.



Supporting & Networking

Having the right connections and guidance are key for good business. This initiative sets out our aim to proactively share with local businesses all the latest opportunities and updates we can identify. This will ensure they have the information they need to take advantage of advice, funding and other opportunities that arise over the next five years.

Our objectives:

- To guarantee access to free business advice and to signpost businesses to funding, apprentices, exporting opportunities and providing tax and regulatory guidance.
- To offer a fair and transparent procurement process that offers value for money to the taxpayer and supports local businesses.
- To meet with businesses and entrepreneurs, run through their future plans, offer pre-application planning advice and discuss joint initiatives with the council.
- To use our Teignbridge Business social media account and Business Brief e-newsletter to keep businesses updated on opportunities that could benefit them.
- To highlight local networking events to Teignbridge businesses and run our own events and training seminars where possible.
- To trial new and innovative ways of reaching out to our business community.



Driving Productivity

Greater productivity across the local economy will increase the likelihood of higher skilled and better paid jobs. Teignbridge will seek projects that enable businesses to improve their productivity. By doing so they can embrace new technologies, take full advantage of automation and promote opportunities for workers to reskill and upskill.

Our objectives:

- To continue supporting the work of Connecting Devon and Somerset and others to achieve our aims of improving broadband quality, mobile coverage and raising awareness of improved coverage to increase take-up.
- To explore the possibility of introducing free public Wi-Fi for town centres, to increase their appeal and stimulate local spending.
- To work with education providers and businesses to encourage apprenticeships and other qualifications that increase skill levels and the prospect of higher paid employment, both for young learners and older workers seeking to retrain.
- To actively promote Teignbridge as an attractive place to start a business, especially to more productive business models such as employee owned enterprises.
- To support transport infrastructure projects to reduce journey times for employees and accelerate local supply chains.
- To encourage and support businesses to lengthen their times of trade, including the evening economy and shoulder months of the tourism season.



Building Partnerships

We will be collaborating with other groups and organisations and establishing good working relationships with others in our district. This can bring forward joint projects, funding and support to accomplish common objectives and priorities.

Our objectives:

- To maintain and build upon our relationships with the Chambers of Commerce, the local Federation of Small Business branch, town centre managers and other business-led groups and individuals, to understand their concerns and explore new ideas and projects.
- To continue close collaboration with our Exeter and the Heart of Devon (EHOD) partners by sharing ideas and jointly funding common initiatives.
- To explore opportunities for working closer with other local authorities, such as town and parish councils, Dartmoor National Park, Devon County Council, Torbay Council and others.
- To work closely with local education providers to jointly promote training opportunities to employers.
- To engage with community groups and viable community-led projects.
- To support the work of the Heart of the South West Local Enterprise Partnership (LEP) in attracting resources and investment into the region.



Catalysing Growth

The council wants to see success at every stage of business development, from the self-employed to large scale employers. This means having the space to expand, to invest in more productive capital and staff. It is our aim to keep firms in the district, rather than being tempted out of the area in order to meet their demands.

Our objectives:

- To manage the Newton Abbot Markets, maintaining its heritage and character, enhancing its appeal and ensuring it's ready and fit for future trading.
- To maintain the markets and pop-up shop to allow entrepreneurs to test their goods and services to a wide audience of potential customers.
- To encourage a mix of new commercial tenancy types to meet demand, such as business incubators and enterprise hubs.
- To support applications for employment sites and meet the targets outlined in the Local Plan.
- To bring forward our own commercial sites where appropriate, trial new types of workspace and generate additional income to the council.
- To continue identifying and delivering regeneration projects to increase business capacity and boost Teignbridge as an attractive place to live, work, trade and spend.
- To encourage higher footfall and local spending in our town centres through branding, marketing and running events.



Cooperative Services

The regulatory decisions we make and actions we take can have a significant impact on our businesses, and should be based on the day-to-day realities of running a business. Building a cooperative relationship with our local enterprises will help to stimulate business development and economic prosperity. The main services we provide for businesses include planning, environmental health, business rates and licensing.

Our objectives:

- To use our regulatory powers to ensure a fair and level playing field, supporting those who want to achieve the high standards and challenging those who fall below what is required.
- To be proactive wherever possible, for example by championing business rate relief and exemptions for those who are eligible.
- To consider and potentially change the delivery of regulations to meet the needs of business.
- To take a 'digital first' approach and explore new technologies for the benefit of our customers.
- To run events that inform businesses of relevant regulations and decisions, and helping them to better understand their responsibilities and our duties.
- To promote and uphold the Business Partnership Charter:
www.teignbridge.gov.uk/businesscharter





Teignbridge District Council Business Partnership Charter

Purpose of the Charter

The commitment made by this charter is to establish and maintain a new collaborative relationship between Teignbridge District Council, regulators and local businesses. It serves to facilitate a positive, productive and practical environment for business to seek advice and for us to improve our standard of delivery for the business community. Building trustful and resourceful relationships of this nature is key to achieving economic prosperity and laying the foundations for long-term economic growth.

Our commitments:

- ✓ Converse with businesses in an honest and cooperative manner
- ✓ Promote and encourage new and existing businesses in the district
- ✓ Tailor-make our advice and support in an easily accessible fashion
- ✓ Endeavour to deal with potential issues in the business community before they escalate
- ✓ Provide efficient and effective public services that offer value for money
- ✓ Create an environment that allows innovation to flourish
- ✓ Work within a mutually agreed timescale to answer business enquiries
- ✓ Improved signposting between council services
- ✓ Offer fair opportunities for businesses to bid for council procurement
- ✓ Encourage the use of The Growth Hub to advise and support local enterprise
- ✓ Follow the principles of the Better Business For All initiative

Council service	How we support business	What we ask of businesses
Business Rates	<ul style="list-style-type: none"> • Enable businesses to pay their business rates easily and effectively • Support those facing difficulty in a fair and understanding manner 	<ul style="list-style-type: none"> • Contact us as quickly as possible before payment difficulties start to take shape • Contact us as quickly as possible when moving in or out of your premises
Economy and Assets	<ul style="list-style-type: none"> • Advising business on multiple issues, from procuring investment to securing suitable commercial space • Creating a favourable environment to grow and prosper 	<ul style="list-style-type: none"> • Inform us of issues preventing growth and expansion • Taking part in council sponsored events and surveys
Environmental Health and Licensing	<ul style="list-style-type: none"> • Build rapport with the business community to develop a friendly and informative service • Support government initiatives to improve standards 	<ul style="list-style-type: none"> • Actively follow the advice and guidance we provide • Taking part in events aimed at delivering a better understanding of the regulation for business
Leisure, Tourism and Green Spaces	<ul style="list-style-type: none"> • Nurturing and maintaining clean and desirable public spaces • Promoting our natural environment and supporting our pioneers in the leisure and tourism sectors 	<ul style="list-style-type: none"> • Contact us with new ideas on how to advance tourism and our leisure industry • Encourage employees to engage in healthy living/working activities
Planning and Building Control	<ul style="list-style-type: none"> • Offer sound advice on planning and building regulations • Guide business through the planning system with a solutions based approach 	<ul style="list-style-type: none"> • Advise us of your plans as early as possible • Take part in shaping and supporting plans to develop and regenerate Teignbridge District

Moving Forward

A lot can happen in five years. We will keep track of national and regional trends and short term changes that could affect our plan and its delivery.

Although we can monitor trends over time, we cannot make a specific link between the success of the EDP and the overall state of the Teignbridge economy. The indicators are used to inform our decisions rather than monitor our results. Individual projects will allow some micro level appraisals of impact, which we can report on.

Our partners and service providers can keep us updated with new developments and how we are performing on the roles we have set ourselves. We will engage with the business community to gather their input on how the plan is succeeding and what we can do to improve its delivery.

As an entrepreneurial council, we must be open to new ideas and thinking outside the box to achieve our vision. Our vision and plan should not lock us into a position where we cannot embrace new challenges and opportunities. Defined actions along with an ability to adapt will ensure our plan remains relevant and decisive.



Supporting documents

Action Plan

The Action Plan sets out how we will achieve the objectives set out in each of our '5 Ventures'. The plan also sets out how we will monitor our progress. This will help us to keep track of what we have achieved and what more needs to be done. We will do this by keeping track of a relevant set of performance indicators from the EDP factsheets and other internal reviews.

The Action Plan can be found at www.teignbridge.gov.uk/economicstrategies

Factsheets

Economic factsheets were produced to inform the EDP during its development. They include all of the relevant economic statistics at our disposal.

The factsheets can be found at www.teignbridge.gov.uk/oureconomy



Making a healthy and desirable place where people want to live, work and visit

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Join the Business Brief mailing list to keep up to date on local business opportunities.
Sign up at www.teignbridge.gov.uk/businessbrief



@TDC_Business

If you need this information in a different format e-mail
info@teignbridge.gov.uk or call 01626 361101

Economic Development Plan 2018 - 2023

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Action Plan



This action plan builds on the 5 years 5 ventures set out in the Economic Development Plan, giving more detail on the direct actions we will take to achieve the objectives we have set for each venture. This is also an opportunity to flesh out who will be delivering the actions, when they will be delivered and how we will measure progress.

Supporting & Networking

Objective	Action	Delivery	Timescale	Measure of progress
To guarantee access to free business advice and to signpost businesses to funding, apprentices, exporting opportunities and providing tax and regulatory guidance.	Businesses seeking advice will be signposted to the Heart of the South West Growth Hub. Should this cease, we will work to procure a replacement.	TDC Economy & Assets Growth Hub	Ongoing: on demand	We receive an update from the HotSW Growth Hub monitoring usage.
	Businesses seeking advice on apprenticeships will be signposted to the most relevant provider.	TDC Economy & Assets Apprenticeship providers	Ongoing: on demand Annual event during National Apprenticeships Week	We meet providers regularly to discuss progress, new initiatives and identify the number of businesses in Teignbridge taking on apprenticeships.
	Businesses seeking funding opportunities will be signposted to the DR Company if potentially eligible. Should funding opportunities alter, we will identify new/additional opportunities.	TDC Economy & Assets DR Company	Ongoing: on demand	We receive an update from the DR Company regarding applications.
To offer a fair and transparent procurement process that offers value for money to the taxpayer and supports local businesses.	We will consider the local economic impact of the procurement decisions we take.	TDC all departments	Ongoing: on demand	We will measure the percentage of Teignbridge businesses used by the council against those from outside of the district.
To meet with businesses and entrepreneurs, run through their future plans, offer pre-application planning advice and discuss joint initiatives with the council.	Council staff are on hand to talk to businesses one-to-one, either at Forde House or through a site visit.	TDC all departments	Ongoing: on demand	A customer relationship management (CRM) system will be used to monitor our contact with businesses.
To use our Teignbridge Business social media account and Business Brief e-newsletter to keep businesses updated on opportunities that could benefit them.	The Teignbridge Business Twitter page will continue to be updated daily.	TDC Economy & Assets TDC Communications	Ongoing: daily	We will monitor the number of Twitter followers we have and track engagement per tweet we post.
	The Business Brief newsletter will be distributed quarterly.	TDC Economy & Assets	Ongoing: quarterly	We will monitor the number of subscribers we have and track engagement per newsletter we release.
To highlight local networking events to Teignbridge businesses and run our own events and training seminars where possible.	Local business networking events will be promoted via our communication streams (Twitter, the newsletter, word of mouth, etc.) and we will attend where possible.	TDC Economy & Assets	Ongoing: on demand	Monitor engagement of our communications and monitor attendance where possible.
	We will facilitate training events, networking events and a business conference to cover topics not currently covered elsewhere locally.	TDC all departments	Late 2018 Possible annual business conference	Monitor attendance.
To trial new and innovative ways of reaching out to our business community.	We will run a New Tenants Leaflet, where all new business rates payers will receive a business support leaflet with their first business rates related letter.	TDC Economy & Assets TDC Business Rates TDC Business Improvement and Development	Late 2018	We will analyse all of our 'Supporting & Networking' indicators to identify where the leaflet has led to an increase in engagement.

Driving Productivity

Objective	Action	Delivery	Timescale	Measure of progress
To continue supporting the work of Connecting Devon and Somerset and others to achieve our aims of improving broadband quality, mobile coverage and raising awareness of improved coverage to increase take-up.	We will work with Connecting Devon and Somerset (CDS) to develop projects that will demonstrate the contributions achieved by TDC investments.	TDC CDS	2018 - 2020	We will be regularly updated by CDS on coverage and take-up, ensuring we receive regular report for rollout of the program.
	We will promote increased take-up of superfast broadband via our communication streams.	TDC Economy & Assets	Ongoing: throughout	Monitor engagement of our communications.
	We will work with our Exeter and the Heart of Devon (EHOD) partners to identify ways to close gaps in coverage that are not covered by CDS or the market.	TDC Economy & Assets EHOD	Ongoing: throughout	We will meet with our EHOD partners on a regular basis to discuss opportunities, actions and results.
To explore the possibility of introducing free public Wi-Fi for town centres, to increase their appeal and stimulate local spending.	Phase 1: Teignbridge intend to deliver the installation of a public Wi-Fi solution for Newton Abbot, Teignmouth and Dawlish town centres. We are seeking a no-cost option for the council, where both the provider and the council can profit from the application.	TDC Economy & Assets Strata	2019	We are seeking a solution that allows us to monitor usage and footfall.
	Phase 2: If the public Wi-Fi in Newton Abbot, Teignmouth and Dawlish is successful in generating an income for the council, we will seek to extend the project to Ashburton, Bovey Tracey, Buckfastleigh, Chudleigh and Moretonhampstead town centres.	TDC Economy & Assets Strata	2021-2023	We are seeking a solution that allows us to monitor usage and footfall.
To work with education providers and businesses to encourage apprenticeships and other qualifications that increase skill levels and the prospect of higher paid employment, both for young learners and older workers seeking to retrain.	We will actively promote apprenticeships and work experience opportunities both internally and externally.	TDC Economy & Assets	Ongoing: throughout	We will monitor the number of apprentices we take on and the number of work experience days per year.
	We will facilitate events in partnership with local education providers aimed at Teignbridge businesses.	TDC Economy & Assets Local education providers	Ongoing: annually	We will monitor the attendance of the events we facilitate.
	We will facilitate events in partnership with local education providers aimed at Teignbridge businesses.	TDC Economy & Assets Local education providers	Ongoing: annually	We will monitor the attendance of the events we facilitate.
To actively promote Teignbridge as an attractive place to start a business, especially to more productive business models such as employee owned enterprises.	We will update our 'Invest in Teignbridge' brochures to target external businesses when employment land is brought forward.	TDC Economy & Assets	2019	We will monitor the delivery of employment space.
	We will develop techniques to promote the employee ownership model as the preferred succession plan for retiring businesses owners.	TDC Economy & Assets	2019-2020	We will develop a database of employee owned firms, cooperatives and social enterprises.
To support transport infrastructure projects to reduce journey times for employees and accelerate local supply chains.	We will regularly liaise with Devon County Council to receive updates on upcoming infrastructure developments. We will link this with our Local Plan work and the transport demands of employment land developers.	TDC Economy & Assets Devon County Council	Ongoing: throughout	We will monitor local transport improvements and emerging demands.
To encourage and support businesses to lengthen their times of trade, including the evening economy and shoulder months of the tourism season.	We will support and promote proposals for businesses that will allow for longer trading.	TDC all departments TDC Planning	Early 2019	We will consult with affected businesses regarding the proposals and any consequential changes.

Building Partnerships

Objective	Action	Delivery	Timescale	Indicator
To maintain and build upon our relationships with the Chambers of Commerce, the local Federation of Small Business branch, town centre managers and other business led groups and individuals, to understand their concerns and explore new ideas and projects.	We will run a joint chamber of commerce meeting on a quarterly basis with the chairs of each town chamber and business focussed groups, along with representatives from the local FSB.	TDC Economy & Assets Chamber of Commerce FSB Teignbridge	Already commenced, will continue quarterly.	We will monitor the amount of meetings we have and monitor the consequential decisions, actions and results.
	We will seek to facilitate a peripatetic town centre manager role for Ashburton, Bovey Tracey, Buckfastleigh, Chudleigh and Moretonhampstead town centres.	TDC Economy & Assets Town councils	2018 - 2019	We will contact the town councils on the viability and success of the role.
	We will work with town centre managers on common initiatives.	TDC all departments Town councils	Ongoing: on demand	We will monitor the amount of meetings we have and monitor the consequential decisions, actions and results.
To continue close collaboration with our Exeter and the Heart of Devon (EHOD) partners by sharing ideas and jointly funding common initiatives.	We will meet with our peers from the EHOD authorities on a regular basis to share knowledge, identify shared projects and meet the commitments set in the Shared Strategy.	TDC all departments All EHOD authorities	Ongoing: monthly	We will monitor the amount of meetings we have and monitor the consequential decisions, actions and results.
To explore opportunities for working closer with other local authorities, such as town and parish councils, Dartmoor National Park, Devon County Council, Torbay Council and others.	We will involve other local authorities in projects and initiatives that involve them and their communities.	TDC all departments Other local authorities	Ongoing: on demand	We will monitor the amount of meetings we have and monitor the consequential decisions, actions and results.
To work closely with local education providers to jointly promote training opportunities to employers.	We will endeavour to meet with all other education providers active in Teignbridge when opportunities arise.	TDC all departments Local education providers	Ongoing: on demand	We will monitor the amount of meetings we have and monitor the consequential decisions, actions and results.
To engage with community groups and viable community-led projects.	We will make contact with local groups where appropriate and discuss any assistance we can provide for their projects.	TDC all departments	Ongoing: on demand	We will monitor the amount of meetings we have and monitor the consequential decisions, actions and results.
To support the work of the Heart of the South West LEP in attracting resources and investment into the region.	We will work with the LEP to identify Teignbridge based projects for LEP funding.	TDC all departments HotSW LEP	Ongoing: on demand	We will monitor the amount of meetings we have and monitor the consequential decisions, actions and results.
	We will constructively engage with the development and delivery of the Local Industrial Strategy.	TDC all departments HotSW LEP	Ongoing: on demand	We will monitor the amount of meetings we have and monitor the consequential decisions, actions and results.

Catalysing Growth

Objective	Action	Delivery	Timescale	Indicator
To manage the Newton Abbot Markets, maintaining their heritage and character, enhancing their appeal and ensuring they are ready and fit for future trading.	We will ensure the public Wi-Fi project in our Driving Productivity venture is extended to cover the markets.	TDC Economy & Assets Strata	Early 2018 to early 2019	We are seeking a solution that allows us to monitor usage and footfall.
	We will establish social media platforms for the markets to target a younger demographic.	TDC Economy & Assets TDC Communications	Late 2018	We will monitor the amount of 'followers' and monitor site engagement statistics.
	We will raise the quality and aspirations of the markets by improving the physical and visual appeal and renewing the code of practice.	TDC Economy & Assets	Ongoing: throughout	We will monitor the footfall of the markets, along with trader and customer feedback.
To maintain the markets and pop-up shop to allow entrepreneurs to test their goods and services to a wide audience of potential customers.	We will establish a 'business incubator' approach to letting out selected council retail property, by offering training, support and helping tenants to grow.	TDC Economy & Assets	This approach will be trialled from 2019-21	We will monitor the demand and vacancy rates of the markets and town centre shops. We will seek feedback from new start-up businesses and established traders. We will monitor business births and deaths.
To encourage a mix of new commercial tenancy types to meet demand, such as business incubators and enterprise hubs.	We will seek to establish 'enterprise hubs' offering small office units for micro businesses. This will be accompanied by training and support.	TDC Economy & Assets	2019-2021	We will monitor the vacancy rates of the units and measure gained revenue.
40 To support applications for employment sites and meet the targets outlined in the Local Plan.	We will directly support applicants with the aim of increasing the likelihood of planning approval. The Economic Development team will seek involvement in the planning process of all major commercial developments.	TDC Economy & Assets TDC Planning	Ongoing: on demand	We will monitor the delivery of employment space.
	We will directly confront the organisations who are prohibiting the development of employment sites with a solutions-based approach to resolving the issues faced.	TDC Economy & Assets	Ongoing: on demand	We will monitor cases where employment land has not been brought forward and where issues have been resolved.
To bring forward our own commercial sites where appropriate, trial new types of workspace and generate additional income to the council.	We will identify potential sites to develop and purchase these sites for commercial use when a viable business case has been developed and when funding is available.	TDC Economy & Assets	Ongoing: opportunities are continuously brought forward	We will monitor the demand for differing types of commercial unit and monitor the vacancy rates of new council owned commercial units.
To continue identifying and delivering regeneration projects to increase business capacity and boost Teignbridge as an attractive place to live, work, trade and spend.	We will continue the regeneration of Newton Abbot town centre and explore projects in other Teignbridge towns.	TDC Economy & Assets	Ongoing: throughout	We will monitor the vacancy rates of new council owned commercial units and monitor the footfall of regenerated areas.
To encourage higher footfall and local spending in our town centres through branding, marketing and running events.	We will run events in the town centres, such as Summer Nights, to actively increase footfall.	TDC Economy & Assets Event partners	Ongoing: throughout	We will monitor the footfall of the events.

Cooperative Services

Objective	Action	Delivery	Timescale	Indicator
To use our regulatory powers to ensure a fair and level playing field, supporting those who want to achieve the high standards and challenging those who fall below what is required.	We will fulfil our statutory duties to the best possible standard in a consistent, fair and transparent manner. We will ensure all teams are aware of the business charter.	TDC all departments	Ongoing: throughout	We will monitor the positive and negative feedback we receive.
To be proactive wherever possible, for example by championing business rate relief and exemptions for those who are eligible.	We will provide ongoing advice and support with rate relief for eligible local businesses.	TDC Revenue and Benefits	Ongoing: throughout	We will monitor the number of businesses supported and compare to national and regional averages.
	We will look to attract valued new employers by use of discretionary relief powers.	TDC Revenue and Benefits	Ongoing: throughout	We will monitor the number of businesses supported and compare to national and regional averages.
	We will analyse the results of the business rate retention pilot 2018-2019.	TDC all departments	2020	We will analyse the results of the pilot to see if it has raised revenue for the council.
To consider and potentially change the delivery of regulations to meet the needs of business.	We will use the Better Business for All initiative to identify regulatory reform.	TDC all departments	Ongoing: throughout	We will monitor the success of regulatory reforms we have delivered.
To take a 'digital first' approach and explore new technologies for the benefit of our customers.	We will engage with customers to understand what they need, to enable us to improve the delivery of our services through improved online platforms.	TDC all departments Strata	Ongoing: throughout	We will monitor the use of our online services and record the feedback we receive from users.
To run events that inform businesses of relevant regulations and decisions, and helping them to better understand their responsibilities and our duties.	We will run events, such as the Event Organiser Forum for example, that informs businesses of their responsibilities and the responsibilities of the council.	TDC all regulatory departments	Ongoing: throughout	We will monitor the number of attendees and any feedback or the events provided.
To promote and uphold the Business Partnership Charter: www.teignbridge.gov.uk/businesscharter	We will raise the awareness of the business charter via our communication streams and during face-to-face encounters.	TDC all departments	Ongoing: throughout	We will monitor the positive and negative feedback we receive.
	We will make all TDC teams aware of the charter and adopt the key commitments.	TDC all departments	Ongoing: throughout	We will monitor the positive and negative feedback we receive.

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Extract

Overview and Scrutiny Committee

Minutes 10 September 2018

144. TEIGNBRIDGE ECONOMIC DEVELOPMENT PLAN 2018-2023

The Committee referred to the report of the Economic Development Review Group, circulated with the agenda. The report provided Members with a summary of the responses to the consultation on the draft Economic Development Strategy, and presented the final version of the Economic Development Plan 2018-2023, incorporating changes following the consultation. The Plan aligns with the Councils 10 Year Strategy, in particular the 'Going to Town' and 'Investing in Prosperity' projects, and provided clarity on how the Council would deliver its economic commitments and ambitions as set out in the 10 Year Strategy.

Following approval from the Executive Committee on 1 May 2018, the draft Economic Development Plan went to consultation between 14 May and 29 June 2018. Appendix A of the report circulated with the agenda consisted of a consultation report outlining the feedback received. Appendix B listed amendments made as a result of the consultation. Appendix C consisted of the final version of the Economic Development Plan, and the Action Plan was detailed at Appendix D.

The Economy Manager thanked the Members of the review group, officers and representatives of outside organisations who had assisted in the production of the Plan.

In response to a question regarding why climate change was included in the Plan as a 'disruptive force' and not Brexit and the future relationship with the EU, when the effect of both factors was an unknown quantity, the Economic Manager advised that the impact was not yet known, and that reference to the impact of Brexit was already picked up in the introductory text. However the effect of Brexit could be included if Members wished.

Other comments from Councillors included: Teignbridge has a shortage of agricultural workers; Teignbridge is in competition with Exeter to retain industries within the area; long term infrastructure investment is required; and evidence that the South Devon Highway has improved the economy of the area.

In response to questions and comments from Councillors, the Economy Manager advised that the available budget and staff resources would be utilised to implement the Plan; the Council would work in partnership with developers to achieve aspirations for employment such as the Peamore site at Exminster; efforts are being made to improve Wi-Fi and internet access within Teignbridge; the Shared Exeter and Heart of Devon (EHOD) Economic Strategy, and the Greater Exeter Strategic Plan highlighted potential achievements of partnership working; local food festivals and markets are being promoted, such as the Taste of the Teign, and Summer Nights food festival in Newton Abbot; the Council is part of a national project called 'England's Coast' aimed at the European market and working with accommodation providers, and food and

drink outlets which have the capability to book online; the Council is also working in partnership with neighbouring authorities, such as Torbay Council to look at opportunities arising from strategic investments in the area.

Points raised by Councillors with regards to internet provision related to improved internet access in rural areas to support rural businesses, and the provision of free Wi-Fi in town centres.

The Leader of the Council emphasised that much support is given to businesses; the employment rate in Teignbridge is good compared to the national average; growing businesses are encouraged to remain within Teignbridge; initiatives was increasing the economy of our Towns, such as coach trips to Newton Abbot had increased the economy from between £75k to £135k per year.

Resolved

That the Economic Development Plan 2018-2023 be referred to the Executive with a recommendation that the Plan is endorsed, with the inclusion of Brexit and the future relationship with the EU as a potential 'disruptive factor.'

EXECUTIVE

LEADER: Cllr Jeremy Christophers

PORTFOLIO HOLDER: Cllr Stuart Barker

DATE: 2 October 2018

REPORT OF: Chief Finance Officer

SUBJECT: **BUDGET MONITORING – REVENUE & CAPITAL,
TREASURY MANAGEMENT LENDING LIST**

PART I

RECOMMENDATIONS

The Executive is recommended to

Resolve

- (a) To approve the revenue budget variations as shown at appendix 1.**
- (b) To approve the updated capital programme as shown at appendix 2.**
- (c) To note the updated lending list as shown at appendix 3**

1. PURPOSE

- To identify the principal areas where there are likely to be departures from the approved 2018/19 budget and summarise the likely overall variation based on the information available to the end of August 2018. Also to inform Members of progress that has been made with achieving savings and efficiencies. All shown at Appendix 1.
- To update Members on progress with the capital programme and funding and bring the latest details for members' approval as shown in Appendix 2.
- To update Members on the lending list for treasury management purposes as shown in Appendix 3.

2. SUMMARY

- 2.1** Opening general reserves for the year are £1.9 million plus earmarked reserves of nearly £4.6 million for specific grants, contributions and carry forwards. The 2017/18 external audit has now been completed for Council of 30 July and no changes were required to the Teignbridge figures. There is a surplus of £36,840 forecast for 2018/19 arising from variations to the original budget and extra reserves retained from 2017/18.

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- 2.2** A summary of revenue budget variations by service identified to date for the current year is shown below with favourable variations indicated by a minus sign as per the details shown in Appendix 1.

Service	Variance £
Development management including land charges	72,200
Corporate services	-17,900
Economy & assets	-60,000
Environment	28,560
Leisure	0
General	-59,700
TOTAL FAVOURABLE BUDGET VARIATION TO DATE	-36,840

- 2.3** A budgeted contribution to capital of £0.55 million is assumed in the current year enabled through new homes bonus receipts but these reduce in later years. A further £0.25 million is anticipated towards specific economic development and car parking schemes. Estimated rates retention above the baseline and pooling gain is assumed to grow until the end of 2019/20 however a reset of the baseline is due in 2020/21 which could eliminate most of the gains made. The business rates retention reserve holds £1 million to assist with this eventuality in 2020/21. Likely shortfalls for future years after 2020/21 will need to be addressed as part of the budget setting and monitoring process this year and next year. The revenue contributions to capital reserve now holds £3.0 million towards current year and future years' capital projects.

3. BACKGROUND

- 3.1** A report on the draft results for 2017/18 was brought to members on 17 July 2018. At that time an updated capital programme was also approved and updated lending list noted. The external auditors have completed their audit of the accounts and submitted a report to audit scrutiny on 19 July. They are currently checking the £33 million housing benefits claim in time to certify it by the deadline of 30 November.

4. VARIATIONS BY SERVICE (revenue shown in appendix 1 and capital in appendix 2)

4.1 Building control

- At the end of August fee income is forecast to be 6% above the target budget of £361,000. Any variation at the year end will be charged to the building control reserve so will not affect Teignbridge's general reserve. Income received to date is up on that at the same time last year.
- Teignbridge became the Lead Authority fully hosting The Devon Building Control Partnership with South Hams and West Devon councils from 1 April 2017 and holds the partnership earmarked reserves on behalf of the partners.

4.2 Development management including land charges

- At the end of August planning application income is forecast to be £57,200 down on the original budget of £900,000. Planning application numbers are 2% down at the end of August as compared with last year.
- The Executive of 30 May 2017 agreed the introduction of charges for pre-application planning advice from 1 July 2017. At the end of August 2018 we were £10,000 up compared to the estimated income of £26,000 for the year.
- Planning public enquiry costs are likely to be in the region of £25,000 this year.
- Land charges income is forecast to be in line with the projected budget of £211,000. The number of searches is 9% down on last year. A search can be a full or part search or individual questions.

4.3 Corporate leadership team & corporate services

The corporate leadership team is currently under review. The deputy chief executive has been appointed head of paid service with a job title of Managing Director. The remaining Business Lead has ceased employment with the Council and an interim Strategic Leadership team is in place until a permanent restructure is confirmed and approved. It is anticipated that a new permanent structure can deliver significant savings for the council.

Democratic services

Portfolio holder decision 14 - 2018 was approved on 16 August to contribute just over £10,000 to the County Council elector fund. This has to come from reserves as it was unknown at the time of the budget whether county would be continuing with the scheme.

Finance

- Net interest is forecast to be up £38,300 on the base income budget of £31,700 as we have not had to undertake long term borrowing. Base rate increased from 0.5% to 0.75% in August. Call account rates continue to be low because of the changes to bank regulations over the past few years. Our average lending rate to the end of August is 0.68% which is well above the average benchmark 7 day London Interbank Bid rate to date of 0.50%.

In April we arranged lending of -

£1 million to Close Brothers at 1.00% for 346 days to 15 March 2019
£8 million to the Debt Management Office at 0.25% for 4 days to 20 April 2018

and we had £8.3 million lent out or in call accounts at the end of the month.

In May we arranged lending of -

£1 million to Nottingham BS at 0.55% for 87 days to 10 August 2018

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£1 million to Coventry BS at 0.70% for 178 days to 9 November 2018
£1 million to the Debt Management Office at 0.25% for 6 days to 21 May 2018
and we had £5.5 million lent out or in call accounts at the end of the month.

In June we arranged lending of -

£1 million to the Debt Management Office at 0.25% for 4 days to 19 June 2018
and we had £12.9 million lent out or in call accounts at the end of the month.

In July we arranged lending of –

£1 million to the Debt Management Office at 0.25% for 2 days to 4 July 2018
£2 million to the Debt Management Office at 0.25% for 3 days to 19 July 2018
£1 million to Nationwide BS at 0.71% for 252 days to 25 March 2019
£1 million to Nationwide BS at 0.69% for 179 days to 11 January 2019

and we had £14.4 million lent out or in call accounts at the end of the month.

In August we arranged lending of –

£3 million to the Debt Management Office at 0.45% for 8 days to 9 August 2018
£1 million to Santander at 0.90% for 216 days to 19 March 2019
£2 million to the Debt Management Office at 0.5% for 5 days to 20 August 2018

and we had £15.0 million lent out or in call accounts at the end of the month.

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

In 2013/14 a provision was made for the first levy notice of 15% or £51,000 which the administrator issued in April 2013 and was billed and paid early in 2014. A further reserve of 35% or £119,000 for likely claims in future years was also set up. Together these allowed for a total 50% of the potential liability as recommended by the broker. MMI's accounts to 30 June 2015 were published and we paid a second levy of 10% or £34,000 in April 2016.

We were not required to pay any more after publication of the accounts to 30 June 2016, 2017 and 2018. We still have £85,000 in reserve for the potential remaining 25%.

Human resources, legal, audit and procurement

The additional costs of providing GDPR officer support have been investigated. An interim arrangement is being implemented using officers within Internal Audit

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and back funding audit work with the Devon Audit Partnership. This is likely to be in the region of £15,000 per annum.

4.4 Economy & assets

- Repairs and maintenance are on target to be within the budget of £866,000. Actual spend to the end of August is £308,000.
- There a favourable variation in car parking income of £70,000 compared with the original budget of £3.5 million. The increase is due to higher visitor numbers and good weather experienced over the Summer.
- General rental income continues to improve due to new and renewed leases but some specific adverse variations offset this resulting in an overall small favourable variance of £3,000. Market income is forecast to be down by £13,000. These variations are minor compared to the total property income budget of £2.7 million.

Capital

- Council of 6 June 2016 resolved to commit funding to the Superfast Broadband Connecting Devon and Somerset phase 2 programme. An investment of £250,000 financed from capital receipts was confirmed and the collaboration agreement signed. This is now anticipated to be paid in 2019/20.
- The Forde House refurbishment works to relocate internal departments and accommodate the Department for Works and Pensions were completed within budget.
- The £2.1 million glass canopy and fascia redevelopment works at Market Walk are progressing and were recently unveiled.
- The £220,000 resurfacing and drainage works at Dawlish Warren car park, funded from capital receipts and revenue contribution have reached practical completion, with the final payment due soon.
- Following Council on 25 April 2018, the Minerva Building on the Brunel Industrial Estate was purchased for £2 million plus £125,000 costs. Further works totalling £1.75 million are anticipated prior to the building being leased. Funding for this project is a combination of grant and prudential borrowing. To date, no long-term external borrowing has been required.

Capital - coastal & drainage

The current year's programme is fully funded by budgeted grants of £1.7 million from the Environment Agency for regional coastal monitoring and flood alleviation and prevention. Of this £770,000 was received in the previous year, with the remainder anticipated in the current financial year. Teignmouth sea defence wall construction works at the Point car park were completed in 2017/18.

4.5 Environment

- A waste savings sharing agreement with county was approved last year. An extra £63,000 is expected to be received this year which will cover the costs of implementing and on-going costs of extra waste and recycling rounds.
- The rural skip service is likely to continue to cost an extra £29,000 this year due to increases in contractors costs to deliver the service.

4.6 Housing

- Teignbridge has been allocated a flexible homelessness support grant of nearly £186,000 for the current year with just over £266,000 next year. This is to fund additional costs due to changes in homelessness legislation in 2017. Current rent support, young persons homeless prevention and money advice services continue. Also extra and improved staffing resources will be required long term to prevent and deal with homelessness and these will be funded by the grant.
- Teignbridge was also allocated a significant community housing fund grant of just over £581,000 towards the end of 2016/17. This is to enable local people to play a leading and lasting role in solving housing problems, creating genuinely affordable homes and strong communities in ways that are difficult to achieve through mainstream housing. Funds have been allocated to staffing and project costs and grant funding for communities. This allows communities to bid for funds towards community engagement, technical support and capital costs.

Capital

- We received £1.193 million of the government Better Care capital funding for 2018/19 towards statutory disabled facilities and other discretionary grants in July via Devon County Council. We also have £513,000 carried over from last year giving a total £1.706 million for the current year. £700,000 is now anticipated and budgeted each year for right to buy receipts towards the affordable housing programme. We received £630,000 for last year in April 2018. No previously paid renovation grants have so far been recovered by Teignbridge this year.

4.7 Leisure

- Leisure has experienced growth in their membership income for a number of years. Actual numbers are slightly up on last year so no significant variation to report at this time.
- We currently have £9.5 million available in S106 receipts. These are over many services and parishes but the majority is for leisure including open spaces, sports provision and play facilities.

4.8 Licensing

Licensing income looks to be on target to achieve the budget of £202,210. Income to date is slightly less than last year.

4.9 Revenue & benefits plus customer services

- Universal Credit started for Teignbridge from 9 November 2015 for new single job seekers with the full service rolling out from September 2018. There has been some help from the department for work and pensions in connection with the transition but the specific funding received this year is relatively low at £24,682.

4.10 Spatial planning

We received the first payments of community infrastructure levy (CIL) in 2015/16. The money is being coded by town/parish and any payments due to them are made half-yearly. Teignbridge has recognised £5.4 million of usable CIL to date after payments due to parishes. £1.6 million has been spent on infrastructure, with the remainder committed to existing approved projects including Suitable Alternative Natural Green Space (SANGS), green infrastructure and provisions for local transport, education and sports. As CIL may be paid in instalments, the actual cash balance after parish payments and expenditure is £1.6 million.

Capital

- Council approved the purchase of land at Dawlish on 4 July 2016 and following instatement works, the 65 acre countryside park was opened to the public on 3 September 2017. At Council on 25 September 2017, the acquisition of approximately 38 hectares of land at South West Exeter for the creation of SANGS was approved, which is likely to occur in phases.
- Council of 26 September 2016 approved that Teignbridge becomes a shareholder of the public sector Energy Services Company. This will involve providing up to £98,000 of revenue support towards procurement from an identified revenue carry forward. In the longer term capital investment of up to £177,000 is expected into the Joint Venture Company, currently anticipated in 2019/20 with net revenue returns expected from 2034/35.

4.11 General revenue

- Council tax support cost continues to go down and was just under £9.0 million at the end of August which is £245,000 below the original estimate of £9.2 million. Council tax support falls directly to Teignbridge including parishes (12.6% together), county, fire and police and is being monitored monthly.
- Our business rateable value (RV) has increased slightly and stands at just over £85.1 million. The number of assessed businesses has increased from 5,294 to 5,314. These are the end of August 2018 figures as compared to the beginning of the current year. We still seem to be on target to achieve the total budget of £5.5 million business rates retention income for the year (including rolled in RSG). We are also producing more regular monitoring reports of our business

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rates income and reliefs to identify any variations on the predicted additional income as a result of being a business rate pilot for 2018/19.

4.12 General savings progress

- Following Executive of 22 July 2014, Council approved on 31 July 2014 the implementation of a shared ICT service between Exeter, Teignbridge and East Devon district councils. This is through a stand-alone limited company called Strata Service Solutions Ltd which was launched on 1 November.

The current year budget included a savings target of £90,000. This is expected to be at least £104,000 this year thus a favourable variance of £14,000 per annum.

- Salary vacancy savings at the end of August look to be in line with the required budget target of £200,000. There is a small adverse variance on other salary costs of £32,000. This is after allowing for the full costs of the pay award. There is a requirement to pay holiday pay on overtime and this will cost at least £18,000 this year and ongoing. We had already provided £17,000 in the current year for this.
- Utility costs for gas, electricity and water are showing a small favourable variance of £23,000 as at the end of August. It is predicted this saving will be ongoing.

4.13 Future years

- Council tax has been closed down and balanced for 2017/18 and a surplus of £1 million is available for sharing with county, fire and police in 2019/20. This has arisen mainly because of the reduction in council tax support. Teignbridge will get £126,000.
- The number of dwellings in Teignbridge on the valuation list is monitored monthly and the data feeds into the new homes bonus (NHB) calculation. At 9 September there were 62,406 dwellings which is 751 more towards the next NHB payment for 2019/20. We are therefore 131 above the target estimated 620 growth in homes and just need to reduce the empty homes by the 1 October deadline. It is expected that government will amend the 0.4% baseline deduction as they have intimated such changes are likely in the forthcoming provisional settlement. It is not known at this stage what this will mean. As growth is around 1.2% that means new homes bonus is reduced by one third plus whatever changes are stated later in the year.
- The Chancellor's Autumn Budget 2018 statement should take place in late November. The New Homes Bonus baseline is anticipated to change as highlighted above and it is proposed to abolish New Homes Bonus from the end of 2019/20 and replace with an alternative form of housing delivery funding in 2020/21. This is significant for the Council as we receive over £2 million from this source of income. No details of the proposed changes are available at present. Business rates baseline funding will be reset in 2020/21. It is considered likely that we will lose the majority of the business rate growth retention income we

TEIGNBRIDGE DISTRICT COUNCIL

have received in recent years as a result of this reset. These losses will be significant for future budget setting and financial planning. We hold £1 million in the business rates earmarked reserve to help cushion the impact of any initial losses of income as a result of the baseline reset. Bids can be made to become a business rate pilot for 2019/20. The Devon pilot group will look to bid for 2019/20 however the Government have stated that they will need fewer pilots next year.

- The shape and impact of the eventual Brexit deal between the UK and the EU is still unknown. Therefore drawing any conclusions about its impact for local government is not possible at this stage. We will continue to monitor any information we receive in relation to this deal as part of our risk and financial management.

5. TREASURY MANAGEMENT

5.1 Lending list (appendix 3)

The authorised treasury management list was approved at the 2018 February budget meeting and updated at Executive on 17 July. Since then ratings have been updated and Leeds Building Society has moved down to tier 3 due to reduced ratings. Royal Bank of Scotland has moved back up into tier 3 to be included in the list again. The current list is shown in appendix 3 for information.

6. MAIN IMPLICATION

The main implication members need to be aware of is as follows:

Resources

The report notes an overall favourable revenue variation of £36,840 identified this year to the end of August. Cash flow is forecast to be positive over the next twelve months apart from any borrowing for significant new projects. Revenue reserves are considered to be sufficient to sustain the council over the three year financial plan period. Consideration will need to be made of any future developments regarding funding changes from business rates retention and changes to New Homes Bonus. Capital is funded over the medium term.

7. TIME-SCALE

This report covers the year 2018/19 but also refers to the accounts for 2017/18 and the financial plan for 2018/19 to 2020/21.

8. JUSTIFICATION

Regular budget monitoring is required by the Council's Constitution and Financial Rules.

TEIGNBRIDGE DISTRICT COUNCIL

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

10.00 a.m. on 9 October 2018

**Martin Flitcroft
Chief Finance Officer**

Wards affected	All
Contact for more information	Martin Flitcroft 01626 215246 or Claire Moors 01626 215242
Background Papers (For Part I reports only)	Current year budget monitoring files; Capital files; Latest year end files;
Key Decision	Yes
In Forward Plan	Yes
In O&S Work Programme	No
Appendices	App 1 – Revenue variations App 2 – Capital programme App 3 – Treasury management lending list

Description	Forecast 2018/19	Forecast 2019/20	Forecast 2020/21
UPDATED BUDGET 22.2.18	16,613,480	15,598,830	15,586,630
Major budget variations :			
Development management pre-planning application charging - increase in income	(10,000)	(10,000)	(10,000)
- reduction in planning income	57,200	57,200	57,200
Planning public enquiry costs	25,000	0	0
Corporate services - Elector Fund contribution	10,400	0	0
- GDPR - additional resourcing costs	10,000	15,000	15,000
- net finance investment extra income projected at end of August	(38,300)	(9,000)	(9,000)
Economy & assets - general rental income increase in income forecast at end of August	(3,000)	(3,000)	(3,000)
- markets shortfall in income forecast at end of August	13,000	13,000	13,000
- car parking surplus income at end of August	(70,000)	(35,000)	(35,000)
Environment - cleansing/waste costs - extra rounds/implementation	63,430	65,660	67,520
- waste savings sharing agreement with county from 1 April 2017 - additional income	(63,430)	(65,660)	(67,520)
- other income variations - recycling/sales	0	0	0
- rural skip service - increase in costs	28,560	29,360	30,160
Leisure - membership income at end of August	0	0	0
Strata savings from 1 April 2018 compared to budget	(13,770)	(13,770)	(13,770)
Estimated salary vacancy/other savings/pressures	32,180	98,330	(135,540)
Holiday pay agreed on overtime less provision	17,890	17,890	17,890
Agreed BEST 2020 savings	0	0	0
Council tax surplus 2017/18 Teignbridge share for 2019/20	0	(126,150)	0
Utility cost savings	(23,000)	(23,000)	(23,000)
Use previous year extra reserves to reduce shortfall	(73,000)	0	0
ESTIMATED -SURPLUS/SHORTFALL	(36,840)	10,860	(96,060)

Note :

In addition there is £1.0 million available in the business rates reserve as a buffer against budget shortfalls and income fluctuations

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TEIGNBRIDGE DISTRICT COUNCIL
CAPITAL PROGRAMME 2018-19 TO 2020-21

Appendix 2

			35,142	28,118	30,112	15,696	Totals (£'000)
Code /bid no.	Asset/Service Area	Description	ORIGINAL	LATEST	LATEST	LATEST	Teignbridge 10
			BUDGET	BUDGET	BUDGET	BUDGET	
			2018-19	2018-19	2019-20	2020-21	
			£'000	£'000	£'000	£'000	
			(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	
Bid 52	Bakers Park	Provision for Bakers Park development (S106)	489		489		8. Out and about and active
KW4	Bishopsteignton	Bishops Avenue improvements (CR)	-	20			9. Strong communities
KL1	Broadband	Contribution to Superfast Broadband (CR)	-	-	250		6. Investing in prosperity
Bid 28	Broadmeadow Sports Centre	Provision for Broadmeadow Sports Centre Asbestos (CR)	-		101		8. Out and about and active
Bid 31	Broadmeadow Sports Centre	Provision for Broadmeadow Sports Centre central boiler installation (CR)	45		45		8. Out and about and active
Bid 4	Broadmeadow Sports Centre	Provision for Broadmeadow Sports Centre Improvement Plan (S106/BC).	1,545		1,545		8. Out and about and active
K1	Broadmeadow Sports Centre	Broadmeadow Sports Centre Roof (CR)	68		68		8. Out and about and active
KM8	Car parks	Multi-storey office facilities (RS)	-	33			3. Going to town
KM9	Car parks	Point Car Park Machinery (RS)	-	20			3. Going to town
Bid 229e	Carbon Management	Provision for Carbon Management Programme (CR)	340	-	340		10. Zero heroes
KY5	Carbon Management	Energy/Utility Reduction (CR, RS)	75	308			10. Zero heroes
Bid 245	Churchyards	Provision for Churchyards (CR)	-	102			4. Great places to live & work
KR3	Coastal Monitoring	SW Regional Coastal Monitoring Programme. (GG,EC)	732	1,123	798	724	9. Strong communities
KR5	Coastal Monitoring	Coastal asset review: project management support (EC)	-	142			9. Strong communities
KR6	Coastal Monitoring	Coastal asset review (EC)	200	437			9. Strong communities
KW2	Collett Way	Collett Way - re-lay to adoption standard (CR)	-	52			6. Investing in prosperity
K18	Combeinteignhead	Combeinteignhead (Env.Agency)	155	10	140		9. Strong communities
KW3	Cricketfield	UTC Cricketfield Footpath (CR)	-	45			3. Going to town
Bid 211	Cycle paths	Provision for Other cycling (CIL)	50	100	180	100	7. Moving up a gear
Bid 211	Cycle paths	Provision for Dawlish/Teignmouth Cycle Schemes (later years) (CIL)	-			65	7. Moving up a gear
Bid 211	Cycle paths	Provision for Heart of Teignbridge cycling (later years) (CIL)	-			115	7. Moving up a gear
KG8	Cycle paths	(Updated) Dawlish/Teignmouth Cycle Schemes (CIL)	30	60	180	140	7. Moving up a gear
KG8	Cycle paths	(Updated) Heart of Teignbridge Cycle Provision (CIL)	120	80	100	50	7. Moving up a gear
Bid 1	Dawlish Leisure Centre	Provision for Dawlish Leisure Centre Playing Pitch Improvement Plan (S106)	175		350		8. Out and about and active
Bid 2	Dawlish Leisure Centre	Provision for Dawlish Leisure Centre Improvement Plan (CIL).	-			435	8. Out and about and active
Bid 7	Dawlish Leisure Centre	Provision for Dawlish Leisure Centre Drainage Overhaul & Improve (CR)	40		40		8. Out and about and active

**TEIGNBRIDGE DISTRICT COUNCIL
CAPITAL PROGRAMME 2018-19 TO 2020-21**

Appendix 2

			35,142	28,118	30,112	15,696	Totals (£'000)
Code /bid no.	Asset/Service Area	Description	ORIGINAL	LATEST	LATEST	LATEST	Teignbridge 10
			BUDGET	BUDGET	BUDGET	BUDGET	
			2018-19	2018-19	2019-20	2020-21	
			£'000 (Inc Fees)	£'000 (Inc Fees)	£'000 (Inc Fees)	£'000 (Inc Fees)	
KM1	Dawlish Warren	Dawlish Warren Car Park Renovations (RS,CR)	200	220			3. Going to town
KS5	Dawlish Warren	Dawlish Warren Toilets (CR)	-	12			4. Great places to live & work
Bid 78	Dawlish Warren Visitor Centre	Provision for Dawlish Warren Visitor Centre (HRA/S106/CIL,EA,HLF,EC)	-		1,464		4. Great places to live & work
KB4	Dawlish Warren	Fencing (EC)	-	11			4. Great places to live & work
KP2	Dawlish Water	Wall Repair (CR)	-	25			4. Great places to live & work
Bid 46	Play area equipment/refurb	Provision for Decoy refurb (S106/CIL)	-	-	150		8. Out and about and active
KL4	Employment Land	Purchase of Minerva Building (GG,PB)	-	3,876			6. Investing in prosperity
KL5b	Employment Land	Provision for other employment land purchase and infrastructure (BC: Prudential Borrowing)	-	2,000			6. Investing in prosperity
K34	Energy Company	Energy Company (CIL)	177	-	177		9. Strong communities
Bid 125a	Forde Road Depot	Provision for Forde Road depot concrete repairs (CR)	-	46			5. Health at the heart
Bid 297	Heart of Teignbridge	Provision for Heart of Teignbridge Employment Sites (BC: Prudential Borrowing; CR)	-		5,350		6. Investing in prosperity
Bid 297	Heart of Teignbridge	Provision for Heart of Teignbridge Employment Sites (BC: Prudential Borrowing; CR)	-		200		6. Investing in prosperity
Bid 87	Heart of Teignbridge	Provision for A382 Improvements (CIL) (2020-26)	-			1,000	7. Moving up a gear
KW6	Heart of Teignbridge	Kingsteignton/Kingskerswell Education Provision (CIL)	1,250	1,250			4. Great places to live & work
KW8	Heart of Teignbridge	Houghton Barton land (EC)	-	23	134		4. Great places to live & work
J1	Housing	Discretionary - Disrepair Loans & Grants (GG/CR)	105	50	50	50	1. A roof over our heads
JW4a	Housing	Statutory - Disabled Facilities (GG)	1,000	1,706	1,000	1,000	1. A roof over our heads
JY3	Housing	Broadhempston Community Land Trust (CR)	-	60			1. A roof over our heads
JY3	Housing	Exception site Starcross (CR)	-	65			1. A roof over our heads
JY3	Housing	Exception site Denbury (CR)	-	50			1. A roof over our heads
JY3	Housing	Downsizer initiative Shutterton Dawlish Warren (CR)	-	180			1. A roof over our heads
JY3	Housing	Surplus TDC sites in Newton Abbot (East St) (CR)	-	5			1. A roof over our heads
JY3	Housing	Surplus TDC sites in Teignbridge (Drake Rd) (CR)	-	5			1. A roof over our heads
JY3	Housing	Longstone Cross Ashburton (CR)	-	100			1. A roof over our heads
JY3	Housing	Compulsory purchase/Empty Homes Projects (CR)	314	314			1. A roof over our heads
JY3	Housing	Shared Equity Scheme (CR)	-	84			1. A roof over our heads
JY3	Housing	Jubilee Close, Teignmouth (CR)	-	-			1. A roof over our heads
JY3	Housing	Affordable Housing unallocated (CR)	86	122	200	200	1. A roof over our heads
JY5	Housing	Additional plots Haldon (S106)	-	276			1. A roof over our heads
Bid 80	HRA contribution	Provision for HRA (CIL)	35		118	61	4. Great places to live & work
KV1	IT - Committee	Replacement IT Equipment/ Committee Mgt (CR)	58	21			What else we will do
KV3	IT - provision for Mobile Working	Mobile Working (RS,CR)	-	55	68		What else we will do

			35,142	28,118	30,112	15,696	Totals (£'000)
Code /bid no.	Asset/Service Area	Description	ORIGINAL	LATEST	LATEST	LATEST	Teignbridge 10
			BUDGET	BUDGET	BUDGET	BUDGET	
			2018-19	2018-19	2019-20	2020-21	
			£'000 (Inc Fees)	£'000 (Inc Fees)	£'000 (Inc Fees)	£'000 (Inc Fees)	
KV4	IT - Customer Services	Customer Portal (CR, RS)	-	189			What else we will do
KV6	IT - Convergence	Strata projects: Convergence Projects (RS)	-	40			What else we will do
KV6	IT 17-18 Strata projects	Strata business plan (CR)	-	81			What else we will do
KV6	IT - Car parks	(Updated) Car Park systems upgrade (RS)	-	11			3. Going to town
KV7	IT - Planning	Strata projects: Uniform Implementation (RS)	-	58			What else we will do
KV8	IT - Capital contribution	Ongoing contributions towards Strata (RS)	41	41	41	41	What else we will do
KV9	IT - HR	Strata projects: Human Resources (RS)	-	31			What else we will do
KW1	IT - Customer Services	Reception Management (CR)	-	28			What else we will do
KW7	IT - Customer Services	Open channel/open access (RS, CR)	-	11			What else we will do
KP3	Kenton	Kenton Watercourse (Env.Agency)	-	100			4. Great places to live & work
Bid 300	Kingsteignton	Provision for Kingsteignton Open Space (S106)	60	60			8. Out and about and active
KG9	Leisure	CCTV (CR)	-	40			8. Out and about and active
K11	Marsh Barton	Marsh Barton Station (CIL) now £1.3 million by March 2021	-			1,300	7. Moving up a gear
Bid 43	Michaels Field	Provision for Michaels Field Phase 2 (S106/grant)	-		136		8. Out and about and active
Bid 23	Newton Abbot Leisure Centre	Provision for Newton Abbot Leisure Centre fire alarm control panel (2021-26)(CR)	30				8. Out and about and active
Bid 236a/b & 237	Newton Abbot Leisure Centre	Provision for Newton Abbot Leisure Centre AC Unit (CR), Accoustic main sports hall & sports hall cooling system. (2021-26)	90				5. Health at the heart
Bid 3	Newton Abbot Leisure Centre	Provision for Newton Abbot Leisure Centre Improvement Plan (S106) (2021-26)	350				8. Out and about and active
KG6	Newton Abbot Leisure Centre	Newton Abbot Leisure Centre lift refurbishment (CR)	-	41			8. Out and about and active
KF5	Newton Abbot Leisure Centre	Newton Abbot Leisure Centre Gym Equipment (RS,CR)	40	109	40	40	8. Out and about and active
Bid 299	Newton Abbot Town Centre	Provision for Newton Abbot Town Centre Improvements (BC: Prudential Borrowing;CR)	18,000	2,100	13,800	4,500	3. Going to town
KL6	Newton Abbot Town Centre	Market Walk improvement works (CR, RS)	-	1,950			3. Going to town
KL9	Newton Abbot Town Centre	Cattle Market Enabling Works (CR)	-	200			3. Going to town
KL7	Newton Abbot Town Centre	Bradley Lane Enabling Works (CR)	-	153			3. Going to town
KW5	Open Spaces	Cirl bunting land (S106)	-	134			4. Great places to live & work
KB3	Open Spaces	Purchase of Gator (EC)	-	13			4. Great places to live & work
KS4	Pavilions Teignmouth	Pavilions, Teignmouth (GG,CR)	-	64			3. Going to town
K7	Penns Mount Park	Penns Mount Hilltop Park (CIL)	-			400	4. Great places to live & work
Bid 44	Play area equipment/refurb	Provision for Dawlish play space flagship provision (S106)	-	75			8. Out and about and active
Bid 45	Play area equipment/refurb	Provision for Powderham Newton Abbot play space equipment (S106)	30	30			8. Out and about and active
Bid 47	Play area equipment/refurb	Provision for Darracombe Newton Abbot (S106)	74	74			8. Out and about and active
Bid 48	Play area equipment/refurb	Provision for Coombe Valley Play Area (S106)	-	50			8. Out and about and active

**TEIGNBRIDGE DISTRICT COUNCIL
CAPITAL PROGRAMME 2018-19 TO 2020-21**

Appendix 2

			35,142	28,118	30,112	15,696	Totals (£'000)
Code /bid no.	Asset/Service Area	Description	ORIGINAL	LATEST	LATEST	LATEST	Teignbridge 10
			BUDGET	BUDGET	BUDGET	BUDGET	
			2018-19	2018-19	2019-20	2020-21	
			£'000 (Inc Fees)	£'000 (Inc Fees)	£'000 (Inc Fees)	£'000 (Inc Fees)	
Bid 49	Play area equipment/refurb	Provision for Den, Teignmouth play area overhaul (2020-25) (S106/CIL)	200		200		8. Out and about and active
Bid 50	Play area equipment/refurb	Provision for Higher Woodway, Teignmouth play area refurb (S106)	30	30			8. Out and about and active
Bid 51	Play area equipment/refurb	Provision for Meadow Centre Teignmouth play area major refurb (S106)	30	30			8. Out and about and active
Bid 58	Play area equipment/refurb	Provision for Palace Meadow, Chudleigh play space overhaul (2020-25) (S106)	-			15	8. Out and about and active
Bid 67	Play area equipment/refurb	Provision for Teignbridge-funded play area refurb/equipment (CR)	114		114		8. Out and about and active
KJ2	Play area equipment/refurb	Ogwell play area (S106)	-	43			8. Out and about and active
KS1	Public Conveniences	Provision for Wallgate Replacements (CR)	75	82			2. Clean scene
KP1	Sandygate	Sandygate, Kingsteignton (Env.Agency)	-	9			9. Strong communities
Bid 79	SANGS/Open Spaces	Provision for SANGS/Open spaces (CIL)	-			1,000	4. Great places to live & work
KB1	SANGS/Open Spaces	SANGS land purchase (CIL)	700	1,100			4. Great places to live & work
KB7	SANGS/Open Spaces	SANGS: Dawlish (CIL)	-	177	-		4. Great places to live & work
Bid 95	South West Exeter	Provision for South West Exeter Transport (2020-25) (CIL)	-			50	7. Moving up a gear
K13	South West Exeter	(Updated) SW Exeter Education Provision (CIL)	-	-	1,000	1,950	4. Great places to live & work
Bid 5	Sport & Leisure	Provision for Sports Provision (CIL)	-		65	311	8. Out and about and active
Bid 72	Sport & Leisure	Provision for Outdoor sport facility to serve Newton Abbot area (S106)	460	230	230		8. Out and about and active
K6	Sport & Leisure	Sports allocation (CIL)	358	-	358		8. Out and about and active
Bid 90	Teignbridge	Provision for Education (CIL)	-			2,050	4. Great places to live & work
Bid 40	Teignmouth Lido	Provision for Teignmouth Lido boiler replacement (CR)	100	100			8. Out and about and active
KM7	Teignmouth Point	Point Upper, Teignmouth Resurface (GG;CR)	-	62			3. Going to town
Bid 227	Sport & Leisure	Provision for Water Users' Facility (CR)	30	30			8. Out and about and active
Bid 228	Teignmouth Town Centre	Provision for Teignmouth Town Centre Improvements (BC: Prudential Borrowing)	6,900	6,900			6. Investing in prosperity
KL5	Teignmouth	Beachcomber café (RS)		130			3. Going to town
Bid 77	Teignmouth	Provision for Teignmouth open space (S106)	50		50		4. Great places to live & work
Bid 116	Waste Management	Provision for Bulking Station - replace telehandlers (2020-25) (CR)	-				2. Clean scene
KS8	Waste Management	Bulking Station - baler (RS)	-	205			2. Clean scene
Bid 118	Waste Management	Provision for Bulking Station - replace Sortline (2020-25) (CR)	-				2. Clean scene
Bid 119	Waste Management	Provision for Waste vehicles - additional RCV (CR)	-		142		2. Clean scene
Bid 120	Waste Management	Provision for Waste vehicles - additional recycling (CR)	-		200		2. Clean scene
Bid 121	Waste Management	Provision for: Replace kerbsider (CR)	50	50	100		2. Clean scene
KT7	Waste Management	Replace forklift (CR)	-	-			2. Clean scene
KS0	Waste Management	Purchase of Wheeled Bins (RS)	99	99	99	99	2. Clean scene
KT6	Waste Management	Bulking Station Expansion or Relocation & Vehicle Space (CR,RS,EC)	-	70			2. Clean scene
			35,142	28,118	30,112	15,696	

Code /bid no.	Asset/Service Area	Description	35,142	28,118	30,112	15,696	Totals (£'000)
			ORIGINAL	LATEST	LATEST	LATEST	Teignbridge 10
			BUDGET	BUDGET	BUDGET	BUDGET	
			2018-19	2018-19	2019-20	2020-21	
			£'000	£'000	£'000	£'000	
			(Inc Fees)	(Inc Fees)	(Inc Fees)	(Inc Fees)	
FUNDING GENERAL							
		Capital Receipts Unapplied - Brought forward	(3,494)	(3,275)	(2,768)	(1,570)	
		Capital Receipts - Anticipated	(100)	(311)	(650)	-	
		Budgeted Revenue Contribution plus additional for specific schemes.	(550)	(3,779)	-	-	
		Government Grants	(987)	(3,955)	(1,919)	(724)	
		S106	(1,780)	(756)	(1,367)	(15)	
		Other External Contributions	(1,400)	(191)	(1,844)	-	
		Community Infrastructure Levy	(2,909)	(2,590)	(2,507)	(9,027)	
		Internal Borrowing	-	(83)			
		Capital Receipts Unapplied - Carried forward	1,183	2,768	1,570	1,390	
		Business cases: Prudential borrowing	(23,600)	(12,929)	(19,377)	(4,500)	
		Shortfall		-	-		
HOUSING							
		Capital Receipts Unapplied - Brought forward	(758)	(1,296)	(1,021)	(1,521)	
		Capital Receipts - Anticipated	(50)	(60)	(50)	(50)	
		Capital Receipts - Right to Buy	(700)	(700)	(700)	(700)	
		Better Care Funding and other government grants.	(1,000)	(1,706)	(1,000)	(1,000)	
		Other External Contributions		(276)	-	-	
		Internal Borrowing					
		Budgeted Revenue Contribution plus additional for specific schemes.		-	-	-	
		Capital Receipts Unapplied - Carried forward	1,003	1,021	1,521	2,021	
		Shortfall		-	-		
TOTAL FUNDING			(35,142)	(28,118)	(30,112)	(15,696)	
Revenue contribution re: previous years' expenditure			(771)	-	(205)	(424)	
Programme Funding							
		Budgeted Revenue Contribution	(550)	(552)	-	-	
		Additional Revenue Contributions towards specific schemes.		(247)			
		Revenue Contributions earmarked reserve.		(2,980)			
		Capital Receipts	(2,916)	(1,853)	(2,098)	(430)	
		Section 106	(1,780)	(1,032)	(1,367)	(15)	
		Other External Contribution	(1,400)	(191)	(1,844)	-	
		Grant	(1,987)	(5,661)	(2,919)	(1,724)	
		Community Infrastructure Levy	(2,909)	(2,590)	(2,507)	(9,027)	
		Internal borrowing		(83)	-	-	
		Business cases: Prudential borrowing	(23,600)	(12,929)	(19,377)	(4,500)	
		Total	(35,142)	(28,118)	(30,112)	(15,696)	
		Balance of capital receipts	(2,186)	(3,788)	(3,090)	(3,410)	

Key: EC - External Contributions
GG - Government Grant
CR - Capital Receipt
RS - Revenue Savings
BC - Business Case
* - Provisional scheme, pending full approval
Denotes a change in the programme

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**TEIGNBRIDGE DISTRICT COUNCIL TREASURY MANAGEMENT:
AUTHORISED LENDING LIST FROM 2 OCTOBER 2018**

Lending list

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

Type of Lender	Details	
1. Current Banker	Lloyds Bank	£3,000,000 limit
2. Local Authorities	All	£3,000,000 limit
3. UK Debt Management Office Deposit Facility (UK government AA/Aa2/AA rated) no limit.		
4. UK Treasury Bills (UK government AA/Aa2/AA rated) no limit.		
5. Public Sector Deposit Fund	AAAmmf	£3,000,000 limit
6. Standard Life Sterling Liquidity Fund	AAAmmf	£3,000,000 limit
7. Top UK-registered Banks and Building Societies, subject to satisfactory ratings.		

Institution	Tier	90 day limit	180 day limit	364 day limit	Overall limit
		£	£	£	£
Close Brothers Ltd	1	3,000,000	2,000,000	1,000,000	3,000,000
Santander UK plc	1	3,000,000	2,000,000	1,000,000	3,000,000
Nationwide Building Society	1	3,000,000	2,000,000	1,000,000	3,000,000
Lloyds Bank plc and Bank of Scotland plc	1	3,000,000	2,000,000	1,000,000	3,000,000
Coventry Building Society	2	2,000,000	1,000,000		2,000,000
National Westminster Bank	2	2,000,000	1,000,000		2,000,000
Leeds Building Society	3	1,000,000			1,000,000
Clydesdale Bank	3	1,000,000			1,000,000
Nottingham Building Society	3	1,000,000			1,000,000
Principality Building Society	3	1,000,000			1,000,000
Royal Bank of Scotland	3	1,000,000			1,000,000
Skipton Building Society	3	1,000,000			1,000,000
Yorkshire Building Society	3	1,000,000			1,000,000

From 1 January 2019, the largest UK banks must separate core retail banking from investment banking in order to support financial stability and make any potential failures easier to manage without the need for a government bailout. In addressing this ring-fencing requirement, banks have taken various approaches about which side of the bank is best suited for local authorities. Allocation to the “investment” sector by Barclays resulted in removal from the lending list due to the perception of higher risk from the ratings agencies. For this update, Leeds Building Society have been moved to Tier 3 due to reduced ratings and Royal Bank of Scotland have been added back to the list due to improved ratings.

Officers will continue to seek the best rate, balanced against risk, at the time of investment. Use of call and notice accounts with Santander, Lloyds and Clydesdale continue. These accounts provide access to flexible deposits, with a range of access options and interest rates. Treasury Bills, an AA/Aa2/AA (very securely) rated, short dated form of Government debt which are issued by the Debt Management Office via a weekly tender are also included on the lending list, offering the Council an additional secure investment option.

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TEIGNBRIDGE DISTRICT COUNCIL

EXECUTIVE

LEADER: Cllr Jeremy Christophers

PORTFOLIO HOLDER: Cllr Clemens

DATE: 2 October 2018

REPORT OF: Cllr Clemens (Portfolio-holder for Planning and Housing), Democratic Services, and Service Manager Development Management

SUBJECT: Call-In of Portfolio Holder Decision 12-2018
Planning Site Inspection Procedure

PART I
(Not exempt and confidential or exempt and confidential)

RECOMMENDATIONS

The Executive is recommended to consider the recommendation of the Overview and Scrutiny Committee 10 September 2018 below:-

Resolved

That the call-in be referred to the Executive with a recommendation that:

- a) Town and Parish Council's should continue to be invited to planning site inspections.
- b) Planning Services meet with Town and Parish Councils to discuss issues raised in the Portfolio Holder decision.

1. PURPOSE

Portfolio Holder decision 12-2018 has been called in by Councillor Dewhirst and supported by Councillors Connett, Cook, Cox, Evans, Keeling, Nutley, Parker and Rollason. The report of the PH Decision is appended for ease of reference. The decision seeks to amend the current planning site inspection procedure.

2. BACKGROUND

2.1 Overview and Scrutiny Committee 10 September 2018

TEIGNBRIDGE DISTRICT COUNCIL

Councillor Dewhirst's reason for call in is:

“Site Visits are usually to gain additional onsite local information about the application. Parish and Town Councillors are by definition the most local level of democracy and therefore have the most in-depth knowledge of the application site. Often issues can be raised that only the most local councillor will be aware and so in my view it is vital that Parish Councillors be present. If there are issues with Parish Councils then training should be made available to ensure probity.”

2.2 Extract from Overview & Scrutiny Committee Minutes 10 September 2018

The Committee referred to the report circulated with the agenda, which included the Portfolio Holder decision and comments from Town and Parish Council's.

The decision that the planning site inspection procedure is amended so that Parish and Town Council representatives are no longer invited to site inspections, had been called in by Councillor Dewhirst and supported by Councillors Connett, Cook, Cox, Evans, Keeling, Nutley, Parker and Rollason. Councillor Dewhirst's reason for the call-in was detailed in the agenda report.

The Business Manager, Strategic Place advised that complaints were received from stakeholders, who are not afforded the same opportunity to attend site inspections. He referred Councillors to paragraph 2.2 of the agenda report which quoted guidance from the Local Government Association and Planning Advisory Service's publication – *Probity in Planning for Councillors and Officers*, where advice is given that *visits made by Committee members, with officer assistance, are normally the most fair and equitable approach. They should not be used as a lobbying opportunity by objectors or supporters.* There is an inherent unfairness in the current procedure which opens the Council to legal challenges. Town and Parish Councils are a statutory consultee and the views of these councils are reported in Planning Committee agenda reports. The presence of representatives at site inspections affords them further opportunity to express opinions which other stakeholders are not given.

The Portfolio Holder advised that the perception of applicants, supporters and objectors of applications is that there is an unfairness with the procedure, due to the additional opportunity given to Parish and Town Councils, and that it provides a forum for lobbying. Site inspections were on the decline with only 18 in the last 15 months. In relation to declaration of interests and Parish and Town Councillors complying with the Code of Conduct, it was for Town and Parish Clerks to advise their Councillors accordingly, through the organisations that support local Councils. It was more transparent, and good practice for Parish and Town Councillors not to be present at site inspections.

TEIGNBRIDGE DISTRICT COUNCIL

Comments raised in support of the call-in included: there was a lack of consultation on the proposed change of procedure; applicants have unfettered meetings with planning officers; additional evidence would be useful in relation to the complaints and comments received from stakeholders on the process; the Council's Town and Parish Charter advises that they participate in the site inspection procedure; and representatives could attend, give their views and then leave the inspection.

Other comments included that there was no need for Parish and Town Councils to attend site inspection because their views are included on the Planning reports circulated with Planning Committee agendas.

In response, Councillors were referred to comments of Parish and Town Councils included in the report. The Business Manager advised that past complaints had been dealt with, and the Council should have robust and good practice processes in place to avoid future complaints and challenges. The proposed change was not a criticism of local councils. Training was not the issue, but the perception that the Council's procedure is unfair and biased.

The Committee considered that the presence of Town and Parish representatives at planning site inspections resulted in a better informed debate, because the representatives would have an in-depth knowledge of the site.

Resolved

That the call-in be referred to the Executive with a recommendation that:

- a) Town and Parish Council's should continue to be invited to planning site inspections.
- b) Planning Services meet with Town and Parish Councils to discuss issues raised in the Portfolio Holder decision.

Sarah Selway
Democratic Servicers

Nick Davies, Service Manager
Development Management

Cllr Clemens
Portfolio-Holder for Planning and Housing

BELOW TO BE FILLED IN BY REPORT AUTHOR:

Wards affected	all
Contact for any more information	Nick Davies 01626 215745

TEIGNBRIDGE DISTRICT COUNCIL

	Sarah Selway 01626 215159
Background Papers (For Part I reports only)	Local Governments Association and Planning Advisory Service's publication – <i>Probity in Planning for Councillors and Officers</i> PH 12-2108
Key Decision	N
In Forward Plan	N
In O&S Work Programme	N
Community Impact Assessment attached:	N
Appendices attached:	1: PH 112 - 2018 Report 2: Comments from Town and Parish Councils 3: Overview & Scrutiny Committee Report 10 September 2018

OVERVIEW & SCRUTINY COMMITTEE

CHAIRMAN: Cllr Mike Haines

EXECUTIVE PORTFOLIO-HOLDER: Cllr Clemens

DATE: 10 September 2018

REPORT OF: Cllr Clemens (Portfolio-holder for Planning and Housing), Democratic Services Officer, and Service Manager Development Management

SUBJECT: Call-In of Portfolio Holder Decision 12-2018
Planning Site Inspection Procedure

PART I

RECOMMENDATION

The Committee is recommended to consider the call-in.

1. PURPOSE

Portfolio Holder decision 12-2018 has been called in by Councillor Dewhirst and supported by Councillors Connett, Cook, Cox, Evans, Keeling, Nutley, Parker and Rollason. The report of the PH Decision is appended for ease of reference. The decision seeks to amend the current planning site inspection procedure.

2. BACKGROUND

2.1 Councillor Dewhirst's reason for call in is:

"Site Visits are usually to gain additional onsite local information about the application. Parish and Town Councillors are by definition the most local level of democracy and therefore have the most in-depth knowledge of the application site. Often issues can be raised that only the most local councillor will be aware and so in my view it is vital that Parish Councillors be present. If there are issues with Parish Councils then training should be made available to ensure probity."

2.2 Points of clarity to note are:

- The Local Government Association and Planning Advisory Service's publication – *Probity in Planning for Councillors and Officers* at page 15 advises that:

"National Standards and local codes also apply to site visits. Councils should have a clear and consistent approach on when and why to hold a

site visit and how to conduct it. This should avoid accusations that visits are arbitrary, unfair or a covert lobbying device.

Visits should only be used where the benefit is clear and substantial; officers will have visited the site and assessed the scheme against policies and material considerations already.

Site visits are for observing the site and gaining a better understanding of the issues. Visits made by Committee members, with officer assistance, are normally the most fair and equitable approach. They should not be used as a lobbying opportunity by objectors or supporters.

Once a Councillor becomes aware of a proposal they may be tempted to visit the site alone. In such a situation, a Councillor is only entitled to view the site from public vantage points and they have no individual rights to enter private property. Whilst a Councillor might be invited to enter the site by the owner, it is not good practice to do so on their own, as this can lead to the perception that the Councillor is no longer impartial.”

- Objectors and supporters/applicants complain that site inspections are imbalanced with regards to support or objection at the site inspection depending on the view of the Parish or Town Council, and that site visits are a covert lobbying device.
- Parish and Town Council representatives at site inspections can only repeat the views already expressed by their Council. Anyone who has a different view of the application, either the applicant, another individual or another interested group may feel that they are denied the same opportunity to influence the members of the planning committee. There is therefore a reasonable perception that the process is unfair and undemocratic. Most applications that are referred to a site inspection are those that are finely balanced and/or contentious so there can be strong views either way. Obviously those who have a different view to the Town or Parish Council will feel unrepresented. This could lead to a legal challenge to any resultant planning decision which could result in substantial costs to the Council and harm to its reputation.
- Town and Parish Councils would have inspected sites prior to submitting their formal views to Teignbridge Council.
- There are several organisations that provide support and training to Town and Parish Clerks and Councillors such as South West Councils, Devon Association of Local Councils and Teignbridge Association of Local Councils.
- The views of Parish and Town Councils have been canvassed by some of the call in Members, following the circulation of the portfolio decision to Councillors. These comments are appended.

- Town and Parish Councils are a statutory consultee and their views will always be sought on all planning applications. They have full access to planning applications in their areas to debate in the public realm and forward their decisions to the District Council. These comments are shown on the Council's web site and reported in full in Planning Committee agendas. Officers will give due consideration to Town and Parish Council comments when making recommendations on applications. Town and Parish Councils can also register to speak at Teignbridge Planning Committee meetings. The proposed change is not to deny Town and Parish Councils having their views conveyed in full but it is to make the process more fair to and more resilient to any legal challenges. Teignbridge District Council recognises the importance of the input from Town and Parish Councils on planning issues and looks forward to their continued engagement in the future.
- The location of site inspections from May 2017 to Aug 2018 is as follows:

Ward	No of site visits
Bovey Tracey	2
Chudleigh	1
Dawlish	4
Exminster	2
Exminster/ Shillingford St George	1
Ipplepen	1
Kingskerswell	1
Newton Abbot	2
Shaldon	2
Starcross	2

Trish Corns,
Democratic Services Officer

Cllr Clemens
Portfolio-Holder for Planning and
Housing

Nick Davies, Service Manager
Development Management

Wards affected	All
Contact for any more information	/Nick Davies 01626 215745 Trish Corns 01626 215112
Background Papers (For Part I reports only)	Local Governments Association and Planning Advisory Service's publication – <i>Probity in Planning for Councillors and Officers</i> PH 12-2108
Key Decision	N
In Forward Plan	N
In O&S Work Programme	N
Appendices attached:	1: PH 112 - 2018 Report 2: Comments from Town and Parish Councils

APPENDIX 1

PORTFOLIO HOLDER DECISION No. 12-2018

LEADER: Cllr Jeremy Christophers

PORTFOLIO HOLDER: Cllr Humphrey Clemens

PART A (COMPLETED BY ORIGINATING OFFICER)

SUBJECT: Planning Site Inspections – Attendance of Parish & Town Council Representatives

DATE: 29 May, 2018

REQUEST OF: Democratic Services Manager

REQUEST TO: Cllr Clemens (Portfolio Holder for Housing and Planning)

PART I

PROGRESS BOX

Stage number	Stage description	Progress - requesting officer to mark with completed or current if "live" stage	Date
1	First draft	Completed	29 May 18
2	BL/BM consultation	Completed	31 May 18
3	Discussion with PH/Chair of Planning	Completed	June 2018
4	Group Leaders/ Chair O&S comments	Completed	17 July 2018
5	MO/151 consulted	Completed	29 May 18
6	Check – any objections from stages 4 & 5		
7	PH approved for consultation?	Completed	June 2018
		Democratic Services to complete subsequent stages	
8	All Councillors consulted	In progress	18 July 2018
9	Call in completed	Noon 25 July 2018	
10	Originating Officer advised		

1. PROPOSED DECISION

The consent of the Portfolio Holder for Housing and Planning is sought to approve a change in the current planning site inspection procedure to no

longer invite Town and Parish Council representatives to attend the inspections.

I do not consider this a key decision and suggest you consult the Group Leaders and the Chairman of Overview and Scrutiny.

2. BACKGROUND

Town and Parish Council representatives have been invited to planning site inspections for a number of years as part of the Council's planning site inspection procedure, although there is no statutory duty to do so.

Town and Parish Councillors can only express the views already agreed by their Council, and reported in the Committee report of the Business Manager, so there is no provision for the representatives to add to the debate at site inspections.

Over the years, the presence of representatives of Town and Parish Councils at site inspections has resulted in the occasional formal and informal complaint from members of the public. The parish council representative should only report the parish council's views but there is a real risk of additional comment or discussion with the site inspection team members. However, the parish representatives are only meant to report the parish council's views, and any subsequent dialogue undermines the input of the public who attended the parish council meeting or know the formal views of the parish council

The latest formal complaint resulted in the Council reviewing its site inspection procedure, and concluding that an amendment should be made to the procedure that Parish and Town Council representatives are no longer invited to site inspections on the grounds of efficiency and effectiveness, and the Council's reputation in terms of transparency and accountability.

3. MAIN IMPLICATIONS

Legal

There is no legal requirement for Town and Parish Council representatives to be invited to planning site inspections.

Town and Parish Councils are a statutory consultee under the Town and Country Planning Act and are consulted on all planning applications within their wards. Their comments are included in the Committee reports of the Business Manager for applications referred to Committee for determination.

The Committee's public participation scheme enables the opportunity for members of the public to address the Committee to express objection to or support for an application. This also enables representatives of Town and Parish Councils to address the Committee in accordance with the scheme, at the time an application is being considered by the District Council.

When complaints from Members of the public are received, the Council's reputation in terms of transparency and accountability are brought into question.

It is considered that the current consultation and process of having Town and Parish Council's views reported and considered by the Planning Committee when considering planning applications is robust and acceptable, and meets the Council's statutory requirements in terms of consultation.

Financial

There would be an indirect administrative efficiency if Town and Parish Council representatives were no longer invited to site inspections.

In the past where the presence of Town and Parish Councillors at site inspection has resulted in complaints, both formal and informal, there has been a significant indirect cost to the Council of senior officer time in trying to resolve the issue.

Human Resources

N/A

Council Strategy

The Council's 'vision and values support appropriate involvement of all parties and to be equitable and avoid complaints by applicants and objectors of unfairness it is recommended that consultation with Town and Parish Councils on all planning applications within their wards, and reporting their views within the Committee report of the Business Manager is the correct process.

4. GROUPS / INDIVIDUALS CONSULTED

Group Leaders and the Chairman of the Overview and Scrutiny Committee. Town and Parish Councils will be advised of the procedural change and the reasons for it.

5. TIME-SCALE

It is recommended that the amendment to the procedure takes immediate effect.

6. JUSTIFICATION

The justification is evidenced in the implications sections above.

Trish Corns
Democratic Services Officer

Wards affected	All
Contact for more information	Trish Corns 01626 215112
Background Papers (For Part I reports only)	Council's constitution Article 8
Key Decision	No
In Forward Plan	No
In O&S Work Programme	No

PART B (COMPLETED BY DEMOCRATIC SERVICES)

Decision No. 12-2018

Date of Implementation 23 July 2018 subject to call in

PART C (COMPLETED BY PH)

DECISION: I confirm the decision as set out in paragraph 1 above

REASONS FOR DECISION: I agree with the justification set out in paragraph 6 above.

I have no conflict of interest in making this decision having considered the provisions of the Teignbridge Code of Conduct.

Signed...*Humphrey Clemens* Dated: ...18 July 2018.....

**Cllr Humphrey Clemens
(Portfolio Holder for Housing and Planning)**

Comments from Town and Parish Council

- Kingsteignton Town Council believe that there is an advantage for Town and Parish Councillors to attend Site Visits as they are able to provide local knowledge.

The Town Council believe that Town and Parish Councillors should be trained in this process so that complaints are avoided in the future from members of the public. It is the duty of the Chairman of the meeting to ensure that it is conducted in a legal and proper way.”

- Planning Chairman, Chudleigh Town Council – “Whilst it is true that the Town Council has an opportunity to comment on all planning applications, it is often the case that we do not have all the information necessary to make an informed decision. If we wait for TDC’s planning committee to determine the application, providing it has not already been decided by officers’ delegated authority, only a few individuals would get a chance to make representations.

Having been at a site meeting for Station Hill, Chudleigh, the need for local representation was demonstrated by the fact that only yourself from the planning committee was present together with two Town councillors and three officers. This gave all of us a chance to examine the site and convey questions that have been raised by our constituents.

Planning committee meeting allows us to provide a snapshot of feeling at that time. As councillors we continue to receive information and questions from our constituents, who are the people we serve. I seems to me that this move damages our local democracy. It is also ironic that one of the reasons given for this move is to improve transparency. You must be aware that there are a growing number of people that feel that TDC is not transparent and is authoritarian in some of its decisions and behaviour.”

- Dawlish Town Council – “We understand that there is no legal obligation to invite Town & Parish Councillors to site visits. We also understand that the Government expects to build a vast number of homes each year and the fulfilment of this is passed down to County and then District Councils. As Town Councillors we are representing and answerable to our electorate. We face (often in person) numerous questions and concerns from local residents regarding planning applications and are used to managing their expectations and helping them understand the process of planning. It was explained that the majority of applications cause no problems but surely with the few that are controversial Town and Parish Councils should have input. Whilst the minutes of each meeting are forwarded to District, we for one Council have not always put in the character of the application. We were under the impression that at Site Visits we could explain and show more about this character than we could possibly put in writing. We were surprised that when asked for any comments we could only re-iterate what

had been put in writing in the minutes. As town councillors we are also able to offer useful and appropriate knowledge to our colleagues at the District Council level and so contribute to the democratic process.

We understand that the Planning Committee comprises District Councillors from the whole area and that these are split into teams, which is quite understandable. However the district is a large area and we feel that some of these councillors will not know the whole area so that surely it is important for a local input to be heard so as to give a better insight to these “controversial” applications. It then gives the District Councillors a better idea when further studying their plans to come to a satisfactory decision.

By attending site visits, especially those for large/new estates etc we are able to learn and understand our resident’s concerns and therefore allows the resident’s concerns to be heard. This enables us to allay their fears and offset questions. Being excluded from these informative site visits would be a loss felt by the town and parish councillors themselves, the local planning committee as a whole, and would perhaps mean that the electorate feel that their voice is being not heard.”

- Newton Abbot Town Council – “The Town Council totally appreciates that there is no legal duty to allow parish or town council representatives to attend these meetings. It was a courtesy which Teignbridge afforded parish and town council representative and it was welcomed as such. It also appreciates that when it does attend it is a watching brief only, with an opportunity perhaps to ask questions of clarification only. My understanding is that my Councillors respected this at all times. If a small number of representatives abused this courtesy then surely the approach should be to remind them and all representatives of their responsibilities and not withdraw the offer.”
- “Dunchideock Parish Council strongly objects to this proposal and wishes to be involved with as much of the planning process as necessary, ensuring the opinions of the community are heard. Also this council feels that it is essential that they are able to assist planning officers of local knowledge.”
- “Ilington Parish Council strongly objects to this proposal and wishes to be involved with as much of the planning process as necessary, ensuring the opinions of the community are heard. Also this council feels that it is essential that they are able to assist planning officers of local knowledge.”
- Henock Parish Council - “The Parish Council feels very strongly that Town and Parish Council representatives should continue to be invited to planning site inspections because they can add value by contributing from local knowledge. Whilst the Council accepts that the Parish Council representative must only report the Parish Council's views and Teignbridge District Council will have received written observations from the Parish Council, there is often much more in terms of discussion which has led to the decision and which is not always included in the written response/observations - these views of the Parish Council, conveyed in the context of a discussion/questions at a site visit, can make an important contribution to the overall planning process.

The answer is not to exclude but to train and Hennock Parish Council urges Teignbridge District Council to reconsider this decision and, instead, train Parish/Town councillors in this process so that complaints from members of the public are avoided in the future and the integrity of the planning system in terms of openness and transparency is retained.”

- “Starcross Parish Council is most concerned at the proposed policy of not inviting a Parish Council representative to attend site meetings without any consultation. It thinks that it is an important part of the planning process for the Council's views to be conveyed directly at a site meeting from representatives with local knowledge of the application site. This is particularly important where the application is of a contentious nature. In such circumstances, the Parish Council would normally send the Chair of its Planning Committee and/or a delegated Councillor who would, represent the views of the Council and parishioners on the application.”
- Kenton Parish Council – “Whilst there is no statutory duty for the District Council to invite Town and Parish representatives to site inspections, Kenton Parish Council believes that it is an important part of the planning process for the Parish Council's views to be conveyed directly to the site inspection team.

It seems that the decision has been prompted by procedures not being followed correctly. Kenton Parish Council would like to suggest that rather than making the decision to ban Towns and Parishes, thought is given to discussing the issues that have arisen and offering suitable training so that the procedures and correct protocol is fully understood by Towns and Parishes.”

- Exminster Parish Council – “we were not aware that public complaints were an issue and would like to see more evidence that other ways of rectifying the problem, such as better Councillor training, have been properly explored and tested before removing an important opportunity for Town/Parish councils to attend site visits. Often, a site visit allows local councillors to demonstrate and explain to Planning Committee members the views of residents (as expressed through the parish council's formal response) in a way that written representations cannot convey. While attendance is not a statutory right, it is disappointing that TDC seeks to remove this democratic opportunity without properly consulting and informing Town/Parish councils, or seeking other ways to address the problem.”
- Kenn Parish Council Clerk – “On behalf of the parish of Kenn, I object to this decision to ban parish councils from attending site visits. The people who live in and are responsible for, as councillors, their parish, are very well versed in local knowledge and issues, some of which can be more ably demonstrated at a site meeting than on paper as statutory consultees. An open and transparent district council would not take this retrograde step.”



Public Notice and Annual Forward Plan

- 1 This is an Annual Forward Plan of the key decisions and other decisions the Leader of Teignbridge anticipates the Executive taking during the next 12 months. Key decisions are decisions which the Council consider significant having had regard to Government guidance. This Plan may include other decisions which are not key decisions to be taken by the Executive, including for example, where the Executive is to make a recommendation to the Council.
- 2 Details of the proposed decisions are attached.
3. The decisions which the Executive propose to take in private and the reasons why are detailed in the list together with a brief description of the matter to be decided. If you do not think the decisions should be taken in private please advise the Democratic Services Manager, with your reasons, at the address below or email comsec@teignbridge.gov.uk
- 4 The documents which will be taken into account when making key decisions in the part of the meeting open to the public are available for inspection. Details are listed. Other documents may become available nearer the meeting. If you would like copies please contact the author of the report. Author's names and contact details are shown in the attached list. If you would like additional documents relating to a decision as they become available please contact the author and make this request.
5. Where possible, the District Council will attempt to keep to the dates shown in the Plan. It is quite likely, however, that some items will need to be rescheduled and new items added as new circumstances come to light.
6. This Plan will be updated on a monthly basis.
7. You are welcome to attend the meetings. They will take place in the Council Chamber at the address below. Agendas for Executive and other Council meetings are available on the Council's website.
- 8 You can ask questions regarding any item either in person or in writing. The deadline for the submission of questions is 12 Noon two working days prior to the meeting. You are advised to contact the Committee and Members' Services Section at the address below in advance of this time where assistance is available if required.
- 9 Should you wish to make the Councillors aware of any information in advance of a meeting you can make representations in writing. These can be made up

until the commencement of the meeting. You can also lobby Members of the Executive in advance of the meeting and for information on this or if you have any further queries, please contact the Committee Section, telephone 01626 215112 or email comsec@teignbridge.gov.uk

- 10 The agendas for the meetings can be made available before the meetings. The documents listed in the right hand column of the attached plan are available for public inspection at the Council Offices between the hours of 9.00 am to 4.00 pm on Monday to Friday. The estimated dates of availability are indicated and are also available on the Council's website www.teignbridge.gov.uk

Cllr JEREMY CHRISTOPHERS
Leader of the Council

Council Offices, Forde House, Newton Abbot TQ12 4XX

TEIGNBRIDGE DISTRICT COUNCIL – EXECUTIVE FORWARD PLAN

Forward Plan of anticipated key decisions by the Executive for the next 12 months commencing 1 September 2018

(R) indicates a recommendation to Council.

Matter for Consideration	Date of Decision	Private Decision	Documents to be considered in preparing report	Report Author(s) & Contact Name & Number	Agenda inc. Report Published
Teignbridge Economic Development Plan	02/10/2018	No		Report of Neil Blaney – Economy Manager. Contact: 01626 215233	24/09/2018
Quarterly budget monitoring including capital and treasury management – quarterly review of budget variations and treasury management	02/10/2018	No		Report of Martin Flitcroft - Chief Finance Officer. Contact 01626 215246	24/09/2018
Call in of Portfolio Holder Decision 12-2018 - Planning Site Inspection Procedure ∞ 1	02/10/2018	No		Report of Trish Corns - Democratic Services Officer, Nick Davies – Business Manager Strategic Place and Justin Price-Jones – Interim Monitoring Officer. Contact 01626 215112	24/09/2018
Proposals to acquire and deliver SANGS at SW Exeter (R)	02/10/2018	Yes		Report of Fergus Pate - Principal Delivery Officer – Contact 01626 215466	24/09/2018
Amendments to the Gambling Act (R)	30/10/2018	No		Report of Andrea Furness - Licensing Manager. Contact: 01626 215545	22/10/2018
Dawlish Warren Habitat Mitigation	30/10/2018	No		Report of Fergus Pate - Principal Delivery Officer – Contact 01626 215466	22/10/2018
Election Fees – District and Parish Elections (R)	30/10/2018	No		Report of Cathy Ruelens - Electoral Services Manager – Contact 01626 215103	22/10/2018
Supplementary Planning Document NA3 – Wolborough	04/12/2018	No		Report of Simon Thornley – Business Manager, Spatial Planning Contact: 01626 215706	26/11/2018
Asset Management Strategy and associated policy documents	04/12/2018	No		Report of Donna Best Estates & Development Manager: 01626 265467	26/11/2018

Council tax support/reduction scheme	04/12/2018	No		Report of Tracey Hooper – Revenue, Benefits & Fraud Manager Contact: 01626215266	26/11/2018
Quarterly budget monitoring including capital and treasury management mid-year review	04/12/2018	No		Report of Martin Flitcroft - Chief Finance Officer. Contact 01626 215246	26/11/2018
Call-in of Portfolio Holder Decision 11-2018 - Funding Contribution for a Cirl Bunting Nature	04/12/2018	Yes		Report of Nick Davies – Business Manager – Strategic Place. Contact: 01626 2151745	26/11/2018
Initial Financial plan proposals 2019/20 to 2021/22 – to consider the initial financial plan proposals 2019/20 to 2021/22 and the council tax base 2019/20	08/01/2019	No		Report of Martin Flitcroft - Chief Finance Officer. Contact 01626 215246	21/12/2018
Final financial plan proposals 2019/20 to 2021/22 – to consider Teignbridge’s final budget proposals for the next three years	07/02/2019	No		Report of Martin Flitcroft - Chief Finance Officer. Contact 01626 215246	30/01/2019
Restructure Proposals	TBC	No		Report of Phil Shears – Managing Director Contact: 01626 215	TBC
Affordable Housing Supplementary Planning Document and Starter Homes	TBC	No		Report of Simon Thornley – Business Manager, Spatial Planning Contact: 01626 215706	TBC
Teignbridge Car Park Plan – draft for consultation	TBC	No		Report of Neil Blaney – Economy Manager. Contact: 01626 215233	TBC

Leisure Strategy	TBC	No		Report of Lorraine Montgomery – Interim Head of Operations James Teed Contact: 01626 215852	TBC
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DEVON BUILDING CONTROL PARTNERSHIP COMMITTEE

FRIDAY, 27 JULY 2018

Present:

Councillors Bastone, Steer, Pearce, Kimber, Clemens and Smith

Officers in Attendance:

Andrew Carpenter, Business Manager - Head of Building Control Partnership

David Bealing - Operational Group Leader

Nicola Denton - Business Development and Support Manager

Martin Flitcroft, Chief Finance Officer

Claire Moors - Accountant

Sharon Sissons, Democratic Services Officer (Exeter City Council)

1. ELECTION OF CHAIRMAN AND VICE CHAIRMAN

Nominations were sought for the position of Chairman and Vice Chairman of the Devon Building Control Partnership for the period 2018/19.

Councillor Hilary Bastone proposed Councillor Terry Pearce (West Devon Borough Council) be elected Chairman of the Devon Building Control Partnership for the ensuing Municipal Year. This was seconded by Councillor Dennis Smith.

Councillor Humphrey Clemens proposed that Councillor Dennis Smith (Teignbridge District Council) be elected Vice Chairman of the Devon Building Control Partnership Committee for the ensuing Municipal Year. This was seconded by Councillor Hilary Bastone.

Resolved - Councillor Terry Pearce and Councillor Dennis Smith be elected Chairman and Vice Chairman, respectively, of the Devon Building Control Partnership Committee for the ensuing Municipal Year.

2. MINUTES

The minutes of the meeting held on 27 April 2018 were approved as a correct record and signed by the Chairman.

3. DECLARATIONS OF INTEREST

Councillor Smith declared a personal interest in respect of Minute 11, as he was known to the member of staff in a personal capacity. He withdrew from the room whilst this matter was discussed.

4. MATTER OF REPORT ESPECIALLY BROUGHT FORWARD WITH THE PERMISSION OF THE CHAIRMAN

There were no matters of urgency, but the Chairman welcomed Councillor Rob Steer to his first meeting of the Devon Building Control Partnership Committee.

5. ANNUAL REPORT

The Head of Building Control Partnership presented the annual report which detailed and highlighted the financial performance and business activity of the Partnership for the period 1 April 2017 to 31 March 2018. He advised that the Partnership had successfully delivered the building control service across South Hams and Teignbridge District Councils and West Devon Borough Council. The report also incorporated an update on the success of the first year of hosting under the new agreement, with information on the staff and services offered. He also referred to the appointment of an Apprentice Surveyor, and a temporary position offered in the Technical Support team, which had both proved to be very successful appointments with a significant impact on the overall team. In addition, the implementation of the 'One Teignbridge' Project would hopefully reduce an element of the burden on the team, with a review of the partnership, which was due to take place at the start of 2019.

Despite ongoing discussion and after a great deal of negotiation with Torbay Council, it had not been possible to agree a Service Level Agreement to potentially provide a Building Control function due to the financial constraints of each Council involved. The Head of Partnership advised that he would continue to meet with colleagues from Torbay Council to discuss future opportunities to work together for the mutual financial benefit of all parties.

Resolved – The report and circulated appendices be noted.

6. ANNUAL FINANCIAL MONITORING REPORT

The Head of Partnership presented the report, which provided an update on the financial performance of the Devon Building Control Partnership for the financial period 1 April 2017 to 31 March 2018. He provided a comparison between the 2016/17 and 2017/18 actual accounts and confirmed that a copy of the accounts was included on the Teignbridge District Council web site, as the host of the DBCP. He outlined the arrangements for each of the budgets and responded to a Member relating to employee costs.

Resolved - The report be noted.

7. EXCLUSION OF THE PRESS AND PUBLIC

The Chairman moved the following resolution:

Resolved - That under Section 100(A)(4) of the Local Government Act 1972 the Press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act.

8. ANNUAL REPORT

The Head of Partnership presented the Annual Report which detailed and highlighted the business activity of the DBCP.

Resolved – The report and circulated appendices be noted.

9. FINANCIAL MONITORING REPORT

The Head of Partnership presented an update on the financial performance of the Partnership.

Members thanked the Accountancy team for their excellent support and the Chairman also wished to thank the dedicated effort of the Building Control team.

Resolved - The report be noted.

10. QUARTERLY OPERATIONAL REPORT APRIL TO JUNE 2018

The Head of Partnership presented detail of the operational report which monitored the performance, service delivery, development and action plans of the Partnership for the period from 1 April 2018 to 30 June 2018.

Resolved - The report be noted.

11. STAFFING MATTER

Councillor Smith declared a personal interest in this matter as he was known to the member of staff.

The Head of Partnership and colleagues from Building Control withdrew from the meeting whilst this matter was discussed.

Resolved - Members voted unanimously in favour of the recommendations set out in the report.

Chairman
Councillor Pearce

