

**Teignbridge District Council**  
**Executive**  
**4 October 2022**  
**Part i**

**Future High Street Fund project update**

**Purpose of Report**

To provide an update on the progress of the Future High Street Fund project

**Recommendation(s)**

The Committee RESOLVES to note the content of the report.

**Financial Implications**

A detailed breakdown of the budget is set out in the Part II report.

Martin Flitcroft  
Head of Corporate Services  
Email: [martin.flitcroft@teignbridge.gov.uk](mailto:martin.flitcroft@teignbridge.gov.uk)

**Legal Implications**

There are no specific legal implications arising out of this report.

Head of Legal Services and Monitoring Officer  
Email: [paul.woodhead@teignbridge.gov.uk](mailto:paul.woodhead@teignbridge.gov.uk)

**Risk Assessment**

The purpose of this report is to provide updates only. There are no significant risks associated with the content of this report itself. Risks to the project were set out in the Executive report of 12 September 2022, including the risks caused by additional delays to the project and the impact of additional work on available resources to undertake tasks.

Risk registers are included as Appendices to the Part II report.

Head of Place and Commercial Services  
Email: [neil.blaney@teignbridge.gov.uk](mailto:neil.blaney@teignbridge.gov.uk)

**Environmental/ Climate Change Implications**

Climate and environmental implications relating to the Future Highstreets Fund project have been addressed in prior committee reports. The following report

provides project updates, therefore, there are no significant climate or environmental implications associated with this agenda item.

William Elliott, Climate Change Officer  
Email: [william.elliott@teignbridge.gov.uk](mailto:william.elliott@teignbridge.gov.uk)

## Report Author

Head of Place and Commercial Services  
Email: [neil.blaney@teignbridge.gov.uk](mailto:neil.blaney@teignbridge.gov.uk)

## Executive Member

Cllr Nina Jeffries, Executive Member for Economy and Jobs

## Background Papers

1. [Agenda for Executive on Tuesday, 21st July, 2020, 10.00 am - Teignbridge District Council](#) - Executive approval of the submission of the Future High Street Fun bid, July 2020
2. [Agenda item - Future High Street Fund - Teignbridge District Council](#) - Executive endorsement of the Future High Street Fund Project, April 2021
3. [Agenda for Full Council on Thursday, 22nd April, 2021, 10.00 am - Teignbridge District Council](#) - Council approval of the Future High Street Fund Project, April 2021
4. [Agenda item - Future High Street Fund - Newton Abbot Market - Teignbridge District Council](#) - Council approval of the Market Hall business case, February 2022
5. [Agenda for Executive on Monday, 12th September, 2022, 10.00 am - Teignbridge District Council](#) - Executive report considering update on the Future High Street Fund, September 2022
6. [Decision - Urgent Decision - Future High Street Fund - Teignbridge District Council](#) - Urgent decision to progress actions in Executive report following cancellation of Executive meeting, September 2022

### 1. Introduction/Background

At the Extraordinary Council meeting of 6 September 2022 Council agreed the following:

‘With effect from October 2022 officers present a comprehensive written report for each executive meeting (whether held or not) on delivery of the future high street fund (FHSF) and its various projects. The report will set out key objectives and timelines, progress towards them, identify when decisions will need to be made by council / the executive and all other necessary and relevant information about the FHSF to keep councillors fully informed. If necessary, the report may be a part ii or ‘exempt item’

This report is the first update and sets out the proposed context and structure for future reports.

## 2. Project updates

### Key objectives

The Future High Street Fund (FHSF) was established by the Government to deliver £1 billion of investment across the UK to renew and reshape town centres and high streets in a way that improves experiences, drives growth and ensures future sustainability. The fund was administered by the Ministry of Housing, Communities & Local Government, now known as the Department for Levelling Up, Housing and Communities (DLUHC).

The purpose and objectives of the fund were clearly defined by DLUHC, any proposals had to fall into the below key areas:

- Investment in physical infrastructure
- Acquisition and assembly of land to support new housing, workspaces and public realm
- Improvements to transport access, traffic flow and circulation in the area
- Supporting change of use including (where appropriate) housing delivery and densification
- Supporting adaptation of the high street in response to changing technology

Following a competitive process, development of a business case, and refinement of plans, the Council was awarded £9.2m funding for four projects:

- National Cycle Network Route 2 improvements, to be delivered by Devon County Council;
- Improvements to footpath and public realm along Queen Street, to be delivered by Devon County Council following further public consultation on detailed design;
- Changes to the Market Hall and Alexandra Cinema buildings as the focus of a 'Markets led' regeneration, to be delivered by the Council and involving continued engagement with key stakeholders; and
- A new four-screen cinema to be delivered by the Council with internal fit-out by Scott Cinemas.

The 'vision' for the project is for Newton Abbot to be:

'Devon's Premier Market Town, providing facilities for an increasing local and wider population.'

The town centre will become a pedestrian friendly place with good active transport connections, increased leisure and entertainment opportunities, a high-quality market and retail offer, and an enhanced night-time economy.'

Links to the full history of Council's strategic decisions relating to the Future High Street Funds are set out in the 'Background Papers' to this report.

## **Timelines**

The most up to date project plans are attached as Appendix 1 to the Part II report. The timelines will need to be updated to reflect the impact of the Council agreement to a Notice of Motion in July 2022 and an amended decision relating to the cinema once these are known.

The current budget and spend profile are set out in Appendix 2 to the Part II report.

The £9.2m Government grant funding for the project needs to be drawn down and spent by the end of March 2024.

The next Monitoring Report to the Future High Street Fund, setting out project progress, is due in December 2022. This will inform the Future High Street Fund's decision on the final draw down of funding for the elements of the project that were due to be complete in the 2023/24 financial year.

## **Future decisions required**

Following the Notice of Motion and amended Council decision on the cinema Council will need to confirm the approval of the additional budget of £600,000 towards the construction and fit out costs and any revised submission to the Future High Street Fund team.

Work is on-going to commission the additional work required. A date for an Extraordinary Council meeting will be set once we know when the additional work will be completed.

The Council is required to determine the planning applications for the new cinema, which is a live application, and changes to the Market Hall and Alexandra Cinema applications. A date for the Committee for the cinema application is yet to be confirmed. Work has been paused on progressing plans

for the Market Hall and Alexandra Cinema building while additional work required by the Notice of Motion.

There are no other Council decisions required unless by exception, for example if project costs increase beyond the approved budgets.