

**Teignbridge District Council  
Executive  
7 February 2023  
Part i**

## **Future High Street Fund update**

### **Purpose of Report**

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

### **Recommendation(s)**

The Executive RESOLVE to:  
(1) Note the update

### **Financial Implications**

A detailed breakdown of the budget was set out in the Part II report to the 4 October 2022 Executive. There are no changes to update Executive on since that 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. However, implications and risks associated with the project previously identified and reported remain.

Paul Woodhead  
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, 4 October 2022 and 17 November 2022, including the risks caused by additional delays to the project and the impact of additional work on available resources to undertake tasks.

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 High Streets 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

Executive Member for Economy and Jobs, Cllr Nina Jeffries

## 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 Fund 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
7. [Part 1 Executive report - FHSF Oct 2022.pdf \(teignbridge.gov.uk\)](#) – Executive report providing update, October 2022
8. [Agenda for Full Council on Thursday, 17th November, 2022, 10.00 am - Teignbridge District Council](#) – Extraordinary Council Meeting to agree additional funding and revised business case, November 2022

## 1. 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'.

## **2. Project updates**

### **Key objectives**

The key objectives for the Future High Street Fund (FHSF) and the Council's successful bid were set out in detail in previous reports to Executive and Council. It is not proposed to reiterate them in this or future update reports.

### **Timelines**

The revised timelines for the projects were included as appendices to the Extraordinary Council Meeting on 17 November 2022. The risks associated with the delays to the project were also set out in the covering report for that meeting.

The annual Monitoring Report to the Future High Street Fund, setting out project progress, was submitted on 16 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. No response has been received yet to that return.

The project has been selected for an 'assurance review' by the Department for Levelling Up, Homes & Communities. This includes a 'deep dive' into governance and decision making, counter fraud measures, procurement, and state aid/subsidy control. This process should complete by the end of February 2023.

Officers are focussing on revisions and updates to the project plan and business case following Council approval in November 2022. Additional amendments are also being undertaken, which are because of the negotiations on the planning application for the cinema and following consultation on the Queen Street project. Once completed a Project Adjustment Request will be submitted.

The Project Adjustment Request is anticipated to be ready for submission early in February, including a formal request to extend the spend deadlines. Once submitted there is a six-week decision period. We should therefore receive confirmation by the end of March 2023 on whether the request to amend the plans and extend the timescale for spending the grant funding has been accepted.

Devon County Council recently completed a consultation on the draft Traffic Regulation Order for the works along Queen Street. There was a low amount of business objections and DCC are working to overcome these through active discussion, which includes a revision to the plan through an additional flexible loading bay at the far western end of Queen Street. This represents an uplift in dedicated loading provision in the town centre. Most objections have now been overcome, and two outstanding objections are still in discussion. It is hoped for these to be resolved quickly to enable the proposal to be taken to the Teignbridge Highways and Traffic Order Committee (HATOC).

### **Future decisions required**

The Council as the Local Planning Authority is required to determine the planning applications for the new cinema, and changes to the Market Hall and Alexandra Cinema. A date when the applications are to be determined is yet to be confirmed.

Decisions on Queen Street will be taken by HATOC.

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