

Teignbridge District Council
Executive
13 March 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

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

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

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

Report Author

Head of Place and Commercial Services
Email: 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 Project Adjustment Request (PAR) was due to be submitted early in February, including a formal request to extend the spend deadlines. However, requests for changes to the planning application for the cinema, along with uncertainty on the future operator of the cinema, have delayed the submission. It is hoped that progress on agreeing the changes will take place shortly and enable the PAR to be submitted at the end of March 2023.

Devon County Council are still seeking to resolve objections raised to the consultation on the draft Traffic Regulation Order for the works along Queen Street. Subject to the objections being resolved within the coming weeks the intention is to take the proposals to the Teignbridge Highways and Traffic Order Committee (HATOC) in April 2023.

Informal discussions will be undertaken in March 2023 with Indoor Market traders and tenants, based on plans approved by Council on 17 November 2022.

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.

A decision will be required on options to heat the Market Hall space. It is currently unheated, and options are being considered to leave unheated or introduce either gas or electric heating. Once the options appraisal has been undertaken a report

will be brought to Executive for approval if there is an additional cost to the project from the preferred option.

Decisions on Queen Street will be taken by HATOC, followed by Devon County Council's Cabinet.

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