

**Teignbridge District Council  
Executive  
03 October 2023  
Part i**

## **Future High Streets Fund update**

### **Purpose of Report**

To inform the Executive on the progress of the Future High Streets Fund Newton Abbot

### **Recommendation(s)**

'To note' only

### **Financial Implications**

There are no further financial implications arising from this report as it is 'to note' apart from the further update in 2.3.1 below which is to be costed and funding established.

The implications of the delays are considerable and not only places the entire Project at risk but also jeopardises the £9 million grant. Furthermore, delays continue to have an adverse impact on costs as we remain in a relatively high inflationary environment.

A detailed breakdown of the overall 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.

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Head of Corporate Services  
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### **Legal Implications**

There are no specific legal implications arising out of this report as it is an update only. However, implications and risks associated with the project previously identified and reported remain unaltered. Also, the appropriateness of reports "to note" where no decision is sought or being made is questioned.

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Head of Legal Services and Monitoring Officer  
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Executive  
4 April 2023



## **Risk Assessment**

There are no risks arising from this report as it is principally only 'to note'.

Risks to the project were set out in the Executive reports 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.

Thomas E Phillips MRICS, Assets Manager  
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## **Environmental / Climate Change Implications**

There are no environmental or climate change implications arising from this report as it is 'to note' only.

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## **Report Author**

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## **Executive Member**

Councillor Martin Wrigley

## **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
9. [Agenda for Teignbridge Highways and Traffic Orders Committee on Thursday, 1st June, 2023, 2.15 pm - Democracy in Devon](#) – HATOC meeting regarding the Queen Street proposals, June 2023
10. [Agenda item - Notices of Motion - Teignbridge District Council](#) -

## **1. Background**

- 1.1 At the Extraordinary meeting of the Council on 06 September 2022, it was agreed that:
- 1.2 '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 Streets 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 'exempt item'.

## **2. Project updates**

### **2.1 Key objectives**

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

### **2.2 Timelines**

- 2.2.1 No change to timelines since Executive Report issued 22 August 2023. Programmes for the Cinema and Market Hall Projects are currently being revised to reflect the delay in planning determination and planning submission respectively.
- 2.2.2 The planning application for the new four screen cinema is live and yet to be determined. There is a need for an Executive Committee decision to take this forward and officers will bring a report to the 31 October committee meeting.
- 2.2.7 Plans for the Market Hall are currently being developed. A planning application is being prepared and it is hoped to be ready to submit by the end of October. The programme submitted to DLUHC as part of the Project

Adjustment Request set out a 10 July 2023 target submission date, meaning the submission is almost four months behind schedule. Efforts are being made to find other programme savings in order to maintain the target completion date of November 2025.

## **2.3 Further Updates**

2.3.1 Market Hall roof temporarily made secure to enable reopening and requisite work being established and costed. An assessment of what is inside and outside of Project scope, budget, contingency and what is to be undertaken through Repairs and Maintenance budget will be made.

2.3.2 Works will likely require Listed Building Consent, which will cause delay and could bring repair works in line with the main contract timing.

2.3.3 A meeting with Market Curators was held on 18 September to provide the Portfolio Holder with detail of the Market Hall layout, business case and operating model ahead of planning application submission.

2.3.4 No further updates appropriate at this stage