

01 Action on Climate

Lead contact: David Eaton, Cllr Jackie Hook

Programme Status: On Track

Summary Statement

Lead by example to inspire others by becoming a carbon neutral council, using less energy and moving over to renewables, decarbonising our vehicle fleet and maximising recycling

Electric Vehicles are now being used by staff in variety roles across the Council including parking, community environment wardens and the waste team. The Teignbridge Climate Hub, continues to promote simple actions that residents and business can take to reduce their carbon footprint. The carbon footprint for 2023/24 has now been completed and is available on the website with analysis of the information. The carbon footprint covering the supply of heat to our buildings in 2023/24 is the lowest on record and has reduced by 27% relative to our 2018/19 baseline; this reduction in emissions is due to the completion of heat decarbonisation projects at Forde House and the Teignmouth Lido.

- **Newton Abbot Leisure Centre** - The new power supply is into the building. The Building Management System is being configured. Commissioning of the new heating system is due to take place in May with the system going live in June 2025.
- **Broadmeadow Leisure Centre** - This Project is still on track and July 2025 is the anticipated completion date.
- **Dawlish Leisure Centre** - Photovoltaics and air handling units are currently being installed at the site to further reduce the use of natural gas as a heating source.

Create an agile workforce that reduces the miles travelled in the course of our business

The blended pattern of working from the office and working from home based on the needs of the service is now embedding within the Council and considered business as usual. The majority of meetings with partners and other agencies continues to be delivered via MS Teams reducing the need to travel.

Provide public electric vehicle charging points in council car parks to augment and link in with the wider strategic charging network

There are three key projects.

- **On Street Residential Charging Scheme (DELETTI 2)** - The first site in phase 1 is in Bovey Tracey and officers are awaiting an agreed an installation date.
- **EV Strategy** - The final strategy has been produced. Officers are discussing with Executive Members how this is progressed alongside the emerging Council Strategy priorities.
- **Local Electric Vehicle Infrastructure LEVI** - officers have agreed to collaborate and be part of the County wide bid to this fund. There is currently no dedicated staff resource to undertake this work but a long list of potential sites has been provided to the project team.

Increase resilience to the changing climate so that Teignbridge remains a safe and healthy place to live and do business

There are significant projects that are being progressed including working on a review and options appraisal of the River Lemon corridor with the Environment Agency, the Teignmouth Beach Management Plan, Teignmouth Combe Valley Dam improvements study and continued liaison with the Environment Agency regarding Dawlish Warren.

Ensure all council decisions consider climate change implications, updating council policies like those in our Local Plan to reduce greenhouse gas emissions

The Climate Change Officer continues to comment on all Planning Applications that meet the current local plan policy requirement for carbon mitigation.

Support businesses and communities to encourage carbon emission reductions, particularly in the transport and buildings sectors

Officers are working with partners as part of the Devon Climate Emergency Response Group. Officers are meeting with ACT on a quarterly basis to review work undertaken and identify opportunities to collaborate. The joint project on reducing domestic electricity consumption (My Electricity) is in the second phase following a review of the pilot. Officers will now be approaching Town and Parish Councils to roll out the project.

02 A Roof over our Heads

Lead Contact: Jon Lloyd-Owen, Cllr Richard Buscombe

Programme Status:

Caution

Summary Statement:

Performance in 2024/25 has been mixed.

The delivery of affordable homes has been strong (and is anticipated to improve further in 2025/26) but against a background of persistent under-delivery of new homes more generally in the District.

Homelessness pressures remain at a high level and market conditions continue to make it challenging to prevent homelessness. The upwards trend in improvements to homes, in particular in the private rented sector, continues. The headline position is that:

- 1 performance indicator is well ahead of target, and 3 are on target.
- 3 performance indicators are annual monitoring / tracking indicators and therefore have no target. 1 has completed.
- The remaining 5 indicators are currently recorded as concern. They relate to housing delivery and homelessness.

Details of these are summarised below and a fuller explanation is in the Performance Indicator section of the report.

The areas of concern relate to net additional homes provided, (459 against a target of 717). This is however an interim assessment with an updated position to be reported to Government at the end of September 2025. Affordable homes delivery was well ahead of target with an estimated 171 homes delivered against a target of 126. Homeless preventions by helping clients stay at home remain below expectation at 36 against a target of 90.

Of the 7 projects, 1 is completed, and the remaining 6 are all on track.

Make sure plans take full account of all housing needs.

The Council's Local Plan was submitted to the Planning Inspectorate on 14th March 2024. The Examination in Public hearing sessions commenced on 17th September 2024 and have now completed. Following completion, the Planning Inspectorate wrote to Teignbridge to say, "that the Plan appears capable of being "sound" and legally compliant subject to Main Modifications Consultation". This consultation is currently

taking place.

Although housing delivery figures are below expectation it must be noted that in Quarter 4 there were 240 total completions mainly due to delivery from the Local Plan strategic allocations, for example on the South West Exeter (SWE1) development.

Delivering affordable housing

Affordable housing delivery has considerably exceeded the annual target (171 against a target of 126) mainly due to homes coming on stream early at Southwest Exeter (SWE1) and from the Council's Homes 4 Teignbridge housing delivery programme. Registered Providers continue to purchase additional homes from developers, supported by the Housing Enabling Team, which has helped raise delivery above the projected level. Performance is expected to improve still further in 2025/2026 with 262 new homes programmed by our Registered Provider Partners which would be the highest level of affordable housing delivery in the past 20 years in Teignbridge.

However, within the 2024/2025 figure, rural and wheelchair accessible homes are below target due to the current Local Plan having no rural allocations and no policies to enable the Council to insist developers provide adapted affordable homes. However, both these issues are addressed in the new Local Plan which should enable the Council to redress the position in future years.

Evaluate options for delivering affordable rented housing

In 2024/25 the Council's schemes in Drake Road and East Street, Newton Abbot have been completed as has the Chudleigh Buy to Rent Scheme. In addition a large house in Dawlish has been converted to provide much-needed temporary accommodation to add to existing provision at Albany House, and 5 Rough Sleeper Accommodation properties have been acquired. All 18 homes for Afghan and Ukrainian refugees have also been acquired and funding has been secured for a further 8 homes. 7 of these have already been procured and will come on stream this calendar year.

The development of Sherborne House Car Park, which will be known as Elm Couty remains on track and on budget with planning permission granted last August for the construction of 23 one and two-bedroom apartments to the highly energy efficient Passivhaus standard. The Council has now put the site out to tender to procure a construction partner.

The Council are also purchasing another property to provide a further 7 units of temporary accommodation to complement Albany House and Luscombe Terrace.

The Rural “Homes 4 Teignbridge” consultation with Town and Parish Councils was completed and the results have been circulated. Further engagement events will be planned for after the adoption of the Local Plan.

Improve housing conditions and reduce empty homes

The number of dwellings improved by Council intervention was ahead of target with 405 completed against a 400 target. However, as previously reported, due to a much higher starting point joint work across the Council was unable to reduce the 2024/5 Empty Homes level to that of the previous year. This should, however, not take away from the effort made to reduce the number by 520 from its high starting point to 352. The target number of vulnerable and elderly residents assisted to remain in their homes was also achieved.

Prevent homelessness wherever possible.

Significant improvements have been made in this area with homelessness preventions now being on target with 225 preventions against a target also of 225.

Project Status	Code	Title	Executive member	Last Review Date	Progress Review	Project Responsible Officer
Caution	CSROH 1.4	Review HMO housing stock including licensed HMO's	Housing	15/04/2025	A further 2 applications for licensable HMOs have been submitted and are being processed. However we have been unable to carry out a review of our non-licensable HMOs due to lack of staff resources.	Alison Dolley

PI Code	Title	Executive Member	+/-	Annual Target	Q1 Act	Q2 Act	Q3 Act	Q4 Act	PI Verifying Manager	Officer Notes
CSROH01	Net additional homes provided	Planning	+	717	53	115	219	459	Alex Lessware, Michelle Luscombe	(Quarter 1 - 4) A more complete set of completions is expected; this is merely an interim position. The report to the central government is scheduled for submission at the end of September. (HW)
CSROH02	Number of self-build homes provided	Planning	+	38	2	4	10	22	Alex Lessware, Michelle Luscombe	(Quarter 4) All housing completions, including custom and self-build dwellings, are currently falling short of target. Target should be reviewed in light of low completions; there are 441 self-build dwellings permitted, but completions are out of the LA control. (HW)
CSROH06	Deliver 29 affordable homes in rural areas to include delivery within the DNPA	Communities, Housing & IT	+	29	2	7	14	14	Graham Davey	(Quarter 4) Second phase of Chudleigh Knighton scheme moved to Q1 2025/26 thus reducing expected delivery (GD)
CSROH07	Deliver 5 affordable homes a year that are fully wheelchair accessible	Communities, Housing & IT	+	5	0	2	2	3	Graham Davey	(Quarter 4) 1 further property delivered at South West Exeter by way of a fully adapted bungalow. (GD)
CSROH09	Number of empty properties impacting on the New Homes Bonus	Communities, Housing & IT	-	290	291	352	352	352	Alison Dolley	(Quarter 4) The starting point this year was significantly higher compared to last year (872 compared to 735 in 23/24). Work was carried out across both the Housing Team and the Council Tax team to ensure that all records were up to date including the Council Tax reclassification. 91 site visits took place to check occupancy and advice and support were given to a number of owners regarding reoccupation of the property and sign posting where necessary. (AD)

CSROH11	Homelessness prevented by helping client remain at home	Communities, Housing & IT	+	90	11	24	30	36	Tammy Hayes	(Quarter 4) The ability to support households remain in their home is significantly reduced due to cost of living pressures and reasons for homelessness. (TH)
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03 Clean Scene

Lead contact: Chris Braines, Cllr Peter Williams

Programme Status: On track

Summary Statement

The program remains largely on track with some significant projects underway, specifically:

The fleet decarbonisation and replacement project. The new refuse and recycling collection vehicles have now all arrived. The infrastructure works for power supply to the Forde Road Depot, Multi Storey Car Park and Forde House are completed and first electric vans are in use across parking enforcement and waste services.

The paper outlining the required budget and requirements for works to the Council's Waste Transfer Station is to be presented to Full Council on the 20th May 2025. This supports the requirement to collect plastic films from 2027. An associated trial is also being planned.

A trial for the collection of cartons has begun, and findings will inform the rollout of this service in line with the requirements of the Extended Producer Responsibility and Simpler Recycling reforms.

Headline information relating to 3 weekly residual waste collections is being compiled to help inform discussions on any further service changes.

The Community Environment Wardens are actively educating and enforcing the provisions of the Public Spaces Protection Order. They continue to work with Town and Parish councils informing them of the action they are taking and seeking their support to publicise the controls.

All of our beaches bathing water quality has been classified as 'Good' or 'Excellent'.

04 Going to Town

Lead Contact: Neil Blaney, Cllr David Palethorpe

Programme Status: On track

Summary Statement

The 'Going to Town' project continues to remain 'on track'.

Designing and delivering small- and large-scale schemes :

Plans for the Market Hall, Newton Abbot through the Future High Street Fund projects are progressing well.

Future High Street Fund grant has also been successfully repurposed to clear the site at Bradley Lane.

Works on Queen Street have been completed, including new street furniture and 'greening'.

Running and improving Newton Abbot Markets:

The current tenants have been temporarily rehoused to enable the improvements to the Markets. Plans for how the markets will be managed in the future are being developed.

The Council's Investment Plan for the UK Shared Prosperity Fund includes a 'Markets and town centres promotion and coordination' project.

Town centre health checks:

Information is available on the Council's website <https://www.teignbridge.gov.uk/planning/local-plans-and-policy/annual-monitoring-report-2022-2023/going-to-town/>

The Council's Investment Plan for the UK Shared Prosperity Fund includes a 'Markets and town centres promotion and coordination' project. Its aim is the 'Promotion of Teignbridge towns and villages to help increase visitor and footfall numbers'.

Working with and supporting continued town centre management:

Officers continue to work with those responsible for managing or leading on projects within the towns across Teignbridge. The Council's Investment Plan for the UK Shared Prosperity Fund includes a bid for funding to support markets and town centre promotion and coordination.

Using our powers to bring about improvements and support business growth:

The Environmental Health team provides significant support to businesses and uses its powers to deal with breaches, which helps consumer confidence. The Planning Department is prioritising enquiries and applications related to employment and job growth.

The UK Shared Prosperity Fund is being used to support businesses.

Improving accessibility and encouraging more town centre living:

The proposals for pedestrian enhancements along Queen Street in Newton Abbot are largely complete. The plans for cycle improvements along the National Cycle Network have been completed.

The plans for the regeneration of Bradley Lane, Newton Abbot are moving forward, with the site being cleared. The next stage of work will be to develop ideas and plans for the redevelopment of the site.

Supporting evening cultural and leisure opportunities:

The Council's Investment Plan for the UK Shared Prosperity Fund included £300,000 for funding to support exhibiting, performing and participating in art.

05 Great places to live and work

Lead contact: Ian Perry, Cllr Gary Taylor

Programme Status:

On track

Summary Statement

Phase 1 (approx. 20-hectares) of Ridgetop Park in Matford opened to the public in 2022 and has been well received by local residents, visitors and wide range of stakeholders, including Natural England. Phase 2 (approx. 12-hectares) involves the restoration of an inert landfill site. There has been an extension to delivery timeframe and this is progressing well and expected to be open to the public by the end of 2025.

Make sure that our new neighbourhoods and other developments are built to the highest standards of design, with great public spaces and landscaping:

There is an ongoing focus on ensuring design quality in all major developments bringing forward new neighbourhoods, with adequate resource allocated and community engagement throughout. With these projects we are increasingly moving to dedicated planning officers through Planning Performance Agreements so that they can be determined in a timely manner and have the level of scrutiny needed to deliver high quality developments.

Ensure that new neighbourhoods are real communities; safe, inclusive and accessible to all, close to, or including, local jobs, facilities, sports and leisure opportunities, with high quality public open spaces which support social interaction:

This can be evidenced in the emerging work on new applications and on the schemes being brought forward across the district. The introduction of design codes at District and project level will further provide certainty and set the expectations. In addition the emerging local plan provides stronger policies to deliver higher quality design.

Ensuring growth and development is high quality and sustainable by our continued involvement in the Garden Communities programme:

The Garden Community Project continues to thrive and develop plans and strategies with positive community involvement.

Protect our most important landscapes and heritage, and support proposals which enhance them:

The emerging Local Plan sets the framework for future growth and protection of the most important landscapes and heritage, with mitigation

policies to secure enhancements. The Local Plan is nearing completion of its examination and is expected to be adopted next year. Key drivers to delivering these goals is the appropriate resourcing; be this permanent staff or through other means including use of Planning Performance Agreements to fund resourcing where necessary.

Work towards an overall improvement in the area's biodiversity by protecting the most important habitats and investing in new wildlife areas:

This is covered through the Local Plan. In addition, the introduction of mandatory Biodiversity Net Gain (BNG) requirements is designed to ensure that there is not only protection but also enhancement of biodiversity. All applications coming through are now subject to BNG (with some exemptions). We are working with landowners and DCC to deliver Habitat Banks which can be used by developers to deliver their BNG.

Support improvements to walking, cycling and public transport opportunities and other ways to reduce carbon emissions and encourage a healthy, active lifestyle:

This is covered through the Local Plan and Local Cycling and Walking Infrastructure Plan. A number of projects have been implemented and attention is turning to future schemes, particularly the Teign Estuary Trail.

Make the difficult, long term decisions to create a resilient, prosperous and green future by preparing the Greater Exeter Strategic Plan and updating our own local plan:

This commitment was superseded by the Council's all deciding to cease work on GESP. However, the authorities continue to work closely to ensure plans are aligned and shared ambitions can be delivered. The Council approved a document 'Shared Coordinates' which is a non-statutory statement of commitment to continued close working on strategic issues."

06 Investing in prosperity

Lead contact: Tom Phillips, Cllr David Palethorpe

Programme Status: On track

Summary Statement

Investment in commercial property projects

The Future High Streets Fund (FHSF).

The FHSF project will see investment in the regeneration of Newton Abbot Market together with improvements to Queen Street, the gateway to the Town from the Railway Station and part of the National Cycle Network 2.

Full Council decided on Tuesday 16 January 2024 to abort the transformational cinema project and on 30 July Full Council resolved to spend the consequent unallocated grant of £2.45M on the stalled brownfield regeneration site at Bradley Lane. Officers obtained approval from MHCLG (previously DLUHC) and agreement to extend the spend deadline to the latest possible 31 March 2025.

1. Bradley Lane demolition is now complete and extended to include site remediation due to complete July 2025. The Leat diversion is progressing but delayed due to Environment Agency likely to commence July 2025. The access improvement element stalled with County and the grant re-purposed across the live projects.
2. Market Hall redevelopment has commenced on site with an original practical completion scheduled for end 2025, now January 2026. Market Walk Shopping Centre vacant unit enhancements “whiteboxing” has been completed.
3. Transport (Queen St and NCN2) NCN2 completed .
 - Brunswick Street Health and Wellbeing Centre achieved planning, however, NHS has decided not to progress due to costs. TDC contingency position is to hold as operational and income producing car park. The car park will be re-lined. Late 2024 the GPs have reopened discussions about a scaled down facility for their purposes albeit they still want to buy both sites (north and south).
 - Bradley Lane. A Council owned Brownfield Regeneration Site (Allocated) and a Brownfield Land Release Fund (BLRF) grant assisted development that is hoped will deliver c.100 dwellings (c.50% affordable) on brownfield land. The previous developer partner has failed to progress the planning before the expiry of their contract, which was extended by two months. On 30 July 2024 Full Council resolved to take back the site in order to simplify a development and improve its viability / deliverability. This has now been incorporated within FHSF (see above). £400,000 of the £2.50M BLRF grant remains unspent and beyond its deadline, it was hoped this money can be spent post FHSF, however, this was requested to be returned in May 2025.

07 Moving up a gear

Lead contact: Alex Lessware, Cllr Gary Taylor

Programme Status: On track

Summary Statement

A382 widening (CSMUG 1.1)

Reconfirmation of a DfT funding package is awaited. Work on this project was expected to have commenced, but has been delayed the Spending Review.

Devon County Council has submitted the Full Business Case for the funding to the Department for Transport.

Phase 2 of the scheme, including the Jetty Marsh Link, has recently been approved planning permission.

Cost increases are likely to mean the project may require review and reprioritisation of phases.

Providing a new Avenue linking the A383 to Forches Cross, A382 (CSMUG 1.2)

The first phase between Forches Cross and Howton Road is complete. The main street through Houghton Barton benefits from planning permission. Teignbridge and Devon approved £1.25m (each) forward funding of future developer contributions in order to deliver the scheme. If planning permission is granted at Houghton Barton (current application for 900 homes), the developers will be expected to repay the forward funding and provide the remainder of the link road. A planning application has been submitted for short section of highway linking buttercup way to this new road.

Bus Services and Park & Ride services (CSMUG 2.1)

The work associated with bringing forward new park and ride facilities is in the hands of external partners, including Devon County Council as transport authority.

Further analysis from the transport authority indicates that plans for park and ride in Newton Abbot are not viable.

Cycle provision (CSMUG 6.3)

A number of projects around the key allocations, as well as other strategic projects are being progressed.

Phase 2 of the Ogwell cycle link through Bakers Park is being taken forward in 2025/26.

Project Status	Code	Title	Executive member	Last Review Date	Progress Review	Project Responsible Officer
Caution	CSMUG 1.1	A382 widening	Planning	06/01/2025	<p>The A382 scheme benefits from planning permission. Phase 1 works between Forches Cross and Whitehill Cross are complete, and Teignbridge has contributed £5.1 million towards the £13m project.</p> <p>A further £45m package of funding for remaining sections of the route, including the Jetty Marsh Link, was announced and work on these elements is expected to commence by Easter2025, but has been delayed by a change of Government / Budget.</p> <p>Devon County Council has submitted the Full Business Case for the funding to the Department for Transport. Recent Compulsory Purchase Orders have been confirmed and at Jetty Marsh, planning permission for the development at Berry Knowles has provided land needed for the route.</p> <p>Phase 2 of the scheme, including the Jetty Marsh Link, has recently been approved as a Live Labs pilot, investigating opportunities to significantly decarbonise construction and maintenance of the infrastructure.</p>	Alex Lessware

					Awaiting final DfT decision following the Budget to reconfirm project commencement. Cost increases are likely to mean the project may require review and reprioritisation of phases.	
Caution	CSMUG 2.1	Bus and Park and Ride services	Planning	06/01/2025	<p>Much of the work associated with bringing forward new park and ride facilities is in the hands of external partners, including Devon County Council as transport authority.</p> <p>Further analysis from the transport authority indicates that plans for park and ride in Newton Abbot are not viable. There may still be limited scope for park and change.</p> <p>£200,000 funding for a bus only route between Ashburton Road and Newton Abbot town centre was awarded by Homes England. Consultation responses did not support the project, which has now been shelved. An opportunity to use the funding for phase 1 of the Ogwell cycle link through Bakers Park is being taken forward instead. Works have commenced and are due to complete by Summer 2024.</p> <p>Initial work on bringing forward a transport hub for Newton Abbot in collaboration with Devon County Council has paused because there has been a focus on other transport priorities.</p> <p>A Park and Ride scheme at Ide on the A30 was abandoned by DCC.</p> <p>Some potential for Transport Hubs / Park and Charge at Peamore and Markhams village through new Local Plan.</p>	Alex Lessware

08 Out and about and active

Lead contact: James Teed, Cllr John Nutley

Programme Status: **On track**

Summary Statement

The Green Spaces and Rangers teams continue to facilitate and engaging range of educational and community initiatives. A broad range of interesting activities and events are observed across the district. The Broadmeadow refurbishment project is progressing well, and we will soon be planning the reoccupation of the site, and a reopening event. Details will be communicated so please look out for this information in due course. The Dawlish leisure centre refurbishment plans are underway, and the initial site surveying and project costs will be completed in the coming weeks, with a view to developing the detailed business case and preparing the background business case to bring forward a report on the proposals.

09 Strong communities

Lead contact: Rebecca Hewitt, Cllr Richard Keeling

Programme Status:

On track

Summary Statement

The percentage of residents residing within a designated Neighbourhood Plan is on target as is the number of communities with an adopted plan. Teignbridge CVS have sourced £195,533 working with community groups, they have also developed a 'sofa' project to encourage engagement with the community. 791 people have benefitted from using community transport that has been supported through grants from TDC. Councillors have continued to work with local communities and attended flag raising in Dawlish, cost of living events and an International Day of Happiness.

Bitesize awareness sessions have continued through the Community Safety Partnership as has work through the Let's talk programme taking a whole community approach to building resilience on communities. The UK prosperity Fund projects creating Safer Spaces and Safer Places delivers projects to strengthen our communities.

10 Vital, Viable Council

Lead contact: Amanda Pujol, Cllr Richard Keeling

Programme Status:

On track

Summary Statement

All indicators and projects are on track or above. Subscriptions to the Councils MyAccount and the number of transactions online have continued to rise. Both customer service indicators around telephone enquiries behind handled at first point of contact, and resolving complaints within 20 days are on target. Ombudsman complaints upheld continue to be at 0.