

Overview and Scrutiny – Executive Member Bi-Annual Update

Councillor David Palethorpe – Executive Member for Assets, Estates, Communication and Major Projects

Services and legal responsibilities covered by Executive Member remit:	<p>Cllr David Palethorpe – Deputy Leader</p> <p>Portfolio: Economic Development, Assets, Major Projects & Communications</p> <p>Period Covered: June – October 2025</p> <p>Overview and Strategic Direction</p> <p>Since June 2025, the portfolio has focused on consolidating the Council’s major capital projects, ensuring robust governance through the newly implemented Project Assurance Board (PAB), and maintaining discipline on spending, sequencing, and communications.</p> <p>The new Corporate Landlord Model has been adopted to ensure that all projects are centrally led, with service areas acting as clients rather than delivery leads. This change, alongside the PAB process, strengthens accountability, cost control, and capacity management ahead of the early 2027 delivery peak.</p> <p>The emphasis has been on:</p> <ul style="list-style-type: none">• Delivering Newton Abbot regeneration through a proposed single coherent Masterplan with the Town Council and Homes England.• Maintaining discipline in the Capital Programme, including S106/CIL usage and prioritised delivery sequencing.• Ensuring a governance-led approach to sensitive areas such as the Gypsy & Traveller transit site, GP facility proposals, and public art projects.• Managing internal staff welfare and relocation at the Council Depot.• Supporting community infrastructure investment (play parks, public conveniences, bowls clubs) via equitable, evidence-led funding.												
Strategic Plan objectives	<p>Key Decisions and Steers (June–October 2025)</p> <table><tr><th>Area</th><th>Decision / Action</th><th>Status</th></tr><tr><td>Executive Attendance (Shadows)</td><td>Agreed to allow cross-party attendance at Executive Briefings to maintain transparency and continuity.</td><td>Ongoing</td></tr><tr><td>Future High Streets / UKSPF</td><td>No remaining funds. Any new or extended works (e.g., mural scaffolding) must be funded from TDC resources or partner contributions.</td><td>Closed</td></tr><tr><td>Project Prioritisation</td><td>Through the proposed One Teignbridge Action Plan to adopt a sequenced delivery model to avoid early 2027 capacity clash. e.g. Dawlish Leisure Centre pause for to</td><td>Ongoing</td></tr></table>	Area	Decision / Action	Status	Executive Attendance (Shadows)	Agreed to allow cross-party attendance at Executive Briefings to maintain transparency and continuity.	Ongoing	Future High Streets / UKSPF	No remaining funds. Any new or extended works (e.g., mural scaffolding) must be funded from TDC resources or partner contributions.	Closed	Project Prioritisation	Through the proposed One Teignbridge Action Plan to adopt a sequenced delivery model to avoid early 2027 capacity clash. e.g. Dawlish Leisure Centre pause for to	Ongoing
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		prioritise depot welfare and demolition works.	
	Corporate Landlord Model	Endorsed. Projects now managed centrally through Assets/Programme Management.	Implemented
	Newton Abbot Town Centre Masterplan	Proposed joint project with NATC, Homes England and stakeholders. Bid submitted for £50k revenue support (car park survey, Sherborne House study, public engagement). Exec report due next cycle.	In progress
	Gypsy & Traveller Transit Site	No progression without PAB mandate. Must follow multi-agency, evidence-led route in line with Local Plan.	Governance instruction issued
	Play Parks Strategy	Proposal to earmark £0.5m–£1m from S106/CIL as a Play Parks Improvement Fund. Equity across towns and parishes is a key principle.	Drafting stage
	Brunswick Street GP Surgery (Teignmouth)	Retain car park for income and vitality. Offer alternative site (former Bobets Garage).	Reaffirmed
	Depot Staff Welfare	Immediate priority pre-winter; relocation of office staff to Forde House; welfare block upgrade approved.	In delivery
	Bradley Lane Redevelopment	Feasibility progressing; post demolition preparation underway; to be integrated into Masterplan engagement pre-Christmas. Housing and Planning to take lead	Active
	Cultural/Public Art	Proceed via Cultural Board governance. Mural project is partner-led; no FHSF/UKSPF funding. Explore wider district cultural trail concept.	Ongoing

<p>Service Delivery updates (inc. budget monitoring, performance information, risks, customer feedback)</p>	<p>Major Projects – Progress and Dependencies</p> <p>Newton Abbot Masterplan</p> <ul style="list-style-type: none"> Proposed partnership with Newton Abbot Town Council (NATC), Homes England and Stakeholders. Report to come to Executive. Revenue bid (£50k) includes: <ul style="list-style-type: none"> Multi-storey car park (MSCP) structural survey. Sherborne House conversion feasibility. “Digital Urban” community engagement before Christmas (interactive digital kit; 3-day event; festive timing). Aims to unify public messaging and align all town centre schemes. Executive endorsement and NATC parallel resolution due in the next cycle. <p>Bradley Lane</p> <ul style="list-style-type: none"> Demolition and feasibility progressing. Engagement merged into the Masterplan consultation to avoid duplication. Long-term aim: housing-led redevelopment with design codes and affordable housing, aligning with LGR housing priorities. <p>Depot Welfare Works</p> <ul style="list-style-type: none"> Existing facilities outdated for ~200 frontline staff. Works to improve welfare standards pre-winter now authorised. Communications and union engagement planned regarding staff relocations to Forde House. <p>Dawlish Leisure Centre</p> <ul style="list-style-type: none"> Preparatory work completed but proposed to be paused due to resource pinch and sequencing priorities. Ensures delivery of other key schemes before resuming in particular the Depot Welfare Facilities <p>Teignmouth GP Surgery</p> <ul style="list-style-type: none"> TDC maintains position: main car park not for disposal. Alternative location (former Bobets Garage) offered for NHS facility. <p>Assets, Infrastructure & Community Facilities</p> <p>Play Parks and Public Conveniences</p> <ul style="list-style-type: none"> Work underway to map existing play parks, identify unsafe equipment for removal, and propose a prioritised refurb pipeline. CIL/S106 funds to be applied equitably; consideration of a dedicated Play Parks Improvement Fund (£0.5m–£1m). Continuing discussions with parishes on toilet transfers and local CIL use. <p>Bowls Clubs</p> <ul style="list-style-type: none"> Marina Bowls Club successfully resolved. Dawlish Lawn Bowls remains complex due to unrealistic expectations—further engagement deferred. Staff resources aligned to deliver priorities <p>Market Hall & Mini Market</p> <ul style="list-style-type: none"> Tender process extended to November to maximise interest in long-term management partner. Strategic comms to continue to maintain business confidence.
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	<p>Governance, Risk & Delivery Capacity</p> <p>Governance:</p> <ul style="list-style-type: none"> • Project Assurance Board (PAB) operational from October 2025. • All new projects require formal mandates before officer time or budget allocation. <p>Risks Identified:</p> <ul style="list-style-type: none"> • Capacity Crunch (Q4 2025–27): Major schemes converging; sequencing essential. • Funding Conditionality (Homes England): Spend and reporting required by 31 March 2026. • Gypsy & Traveller Site: Political and planning sensitivities—must remain evidence-led. • Cultural Projects: Avoid unfunded scope creep; partner-led only. • Staff Change Impacts: Depot relocation and welfare improvements require clear communication. <p>Communications & Engagement</p> <ul style="list-style-type: none"> • All Newton Abbot councillor briefing to precede Executive paper to ensure cross-party awareness. • Public engagement via Digital Urban’s interactive model, scheduled around festive events. • Depot staff briefings to support welfare changes and relocations. • NHS Devon correspondence to confirm TDC’s position on car park and alternative site. • Unified messaging with NATC to rebuild confidence post-FHSF. <p>Next Steps and Forward Planning</p> <ul style="list-style-type: none"> • Bring Newton Abbot Masterplan partnership report to next Executive cycle. • Launch Masterplan public engagement (Nov–Dec 2025). • Deliver Depot welfare works pre-winter. • Confirm Homes England funding agreement and delivery milestones. • Initiate Play Parks strategy and identify CIL/S106 allocations. • Continue sequencing under PAB to manage 2026–27 programme pressure. • Develop district-wide cultural trail concept (under Cultural Board).
Upcoming decisions, how Overview and Scrutiny can support the delivery of the strategic plan or any other information relevant for the Overview and Scrutiny Forward Plan	<p>The adoption of the Corporate Landlord Model and the establishment of the Project Assurance Board (PAB) represent significant structural changes to how projects are developed, approved, and delivered.</p> <p>The changes are designed to strengthen financial discipline, sequencing, and accountability across the capital programme, particularly as the Council approaches the 2026–27 delivery peak.</p> <p>However, they also introduce new budgetary dependencies and governance challenges that as the Executive member responsible I believe merit ongoing Overview & Scrutiny oversight.</p>

	<p>To provide assurance that Teignbridge’s financial planning and capital investment frameworks:</p> <ul style="list-style-type: none"> • Remain affordable, transparent, and well-sequenced. • Align with the Medium-Term Financial Plan (MTFP) and Modern 25 efficiency objectives; and • Support resilience and readiness ahead of potential Local Government Reorganisation (LGR) in 2027. <p>Proposed Areas for Overview and Scrutiny to Consider</p> <p>Capital Programme Prioritisation and Sequencing</p> <ul style="list-style-type: none"> • Review how projects are prioritised under the <i>One Teignbridge Action Plan</i> to prevent delivery congestion around 2026–27. • Examine how revenue implications (maintenance, utilities, staffing) are factored into the MTFP. • Assess governance and reporting arrangements for paused or rescheduled projects (e.g. Dawlish Leisure Centre). <p>Use of S106 and CIL Contributions</p> <ul style="list-style-type: none"> • Evaluate the fairness and transparency of allocation mechanisms. • Consider introducing a public-facing tracker or annual report to show how developer contributions are spent across parishes. • Explore the feasibility of the proposed Play Parks Improvement Fund (£0.5m–£1m). <p>Financial Sustainability of Community Assets</p> <ul style="list-style-type: none"> • Review full lifecycle costs and transfer models for play parks, public conveniences, and bowls clubs. • Identify principles to ensure equity between parishes with and without CIL income. • Assess the long-term implications of the Corporate Landlord Model for asset management budgets. <p>Corporate Landlord Model – Financial Governance</p> <ul style="list-style-type: none"> • Examine early implementation outcomes and internal charging arrangements. • Test how the new model supports value for money and project accountability. • Consider six-monthly reporting to O&S on performance and efficiencies realised. <p>Workforce Investment and Depot Welfare</p> <ul style="list-style-type: none"> • Review the financial case and lessons learned from the depot welfare improvements. • Explore how workforce-related capital costs are integrated into the MTFP. • Assess communication and staff engagement processes linked to relocation. <p>External Funding and Delivery Risk</p>
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- Scrutinise compliance with Homes England conditions and March 2026 spend deadlines.
- Review the approach to risk-sharing with delivery partners (NATC, Homes England, NHS Devon).
- Examine contingency arrangements in case of delayed or withdrawn funding.

Cultural and Non-Core Projects

- Review financial governance for partner-led cultural and public art projects.
- Ensure clear criteria for funding, avoiding unfunded scope creep.
- Assess how these projects are reported and communicated to the public.

LGR and Forward Financial Planning

- Examine the Council's preparedness for Local Government Reorganisation in financial and asset terms.
- Assess transitional costs and the integration of major capital commitments into possible future unitary structures.

Transparency and Public Understanding

- Review post-Future High Streets Fund reporting and lessons learned.
- Recommend improvements to public communication on regeneration spending and delivery outcomes.

Intended Outcomes

- Assurance that the Capital and Revenue budgets are aligned with deliverability and capacity.
- Clearer governance and reporting frameworks for externally funded and partner-led projects.
- Greater public transparency on how S106, CIL, and capital funds are allocated.
- Enhanced financial resilience ahead of LGR and 2027 delivery pressures.