

Officer Decision
11 December 2025
Part i

Purpose of Decision

To implement resolution made by Full Council April 2022

Requesting Officer/report author

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Executive Member

David Palethorpe

1. Proposed Decision

Undertake the tendered scheme, as resolved at Full Council on 28 April 2022, [Agenda for Full Council on Thursday, 28th April, 2022, 10.00 am - Teignbridge District Council](#), to provide significant regeneration of the local area and provide TDC with a new revenue generating car park.

2. Background

Full Council (May 2022) meeting resolved that:

- 1) The sale of land to at Brunswick Street, as shown edged red in appendix 1 to Torbay and South Devon NHS Trust be approved;
- 2) The capital expenditure for the creation of a new car park at the junction of George Street and Brunswick Street, Teignmouth be approved. As illustrated edged in green in appendix 1; and
- 3) Delegated authority be given to the Head of Place and Commercial Services in consultation with the Head of Legal Services and Portfolio Holder for Corporate Resources to approve the final sale terms and take such decisions necessary to carry out the above decisions.

The first resolution did not proceed due to the NHS withdrawing from the sale.

However, an enabling package of works has been completed on the George Street site to remove redundant fuel tanks, ground investigation, and commissioning external specialist consultants (**Total £77,773.65 spend**).

This enabling work informed the design of the wider car park and culvert development. Following a competitive open tender process the best value tender has a cost totalling **£442,366.00**.

3. Main Implications

Finance:

S106 spend: £274,758.00

Borrowing: £265,242.00 (Refer to ROI breakdown)

Contaminated material disposal:

Disposal of contaminated soil material exceeding assumed quantities given by TDC designer. To remediate this risk ground investigation was undertaken on the site. Design revisions to the culvert have been accommodated to reduce the amount of contaminated material disposal.

SWW Culvert:

During works to remove redundant fuel tanks, the culvert was exposed and damaged. Temporary repairs were agreed and undertaken. However, the authority has a responsibility to permanently repair the SWW asset. Delivering this scheme produces a betterment to the existing culvert which futureproofs the site to potential development.

Localised construction related disruption:

During the construction period of this project there will be localised disruption in relation to noise, dust, vibration. There would also in short periods be minor traffic disruption to accommodate deliveries.

4. Alternative Options

Do nothing:

Not viable, due to the obligation that TDC must repair the SWW culvert, damaged during fuel tank removal.

Do the minimal:

Undertake repair works to the damaged section of SWW culvert. Requires further structural design work and relevant SWW approval. Does not resolve the sites contaminated material issues.

Cost circa £100k (high level).

Do culvert replacement:

As designed in the wider scheme the culvert could be remediated and replaced with the new piped culvert solution. This would future proof the land for potential future development. However, this piped culvert option has been designed to accommodate vehicular loadings not building loadings.

Cost circa £240k.

5. Justification

One Teignbridge Strategy:

Community C.4: Collaborating with Devon County Council via a S278 agreement this scheme will provide a new footway and junction crossing to current design standards.

Economy EC.1: Promotes commercial opportunity on a currently vacant TDC owned land.

Infrastructure IN.9: Maximise use and value of car parking assets.

Promote local economic growth and regeneration:

The site at Brunswick Street is one of the primary regeneration opportunities in the Town and has been identified within the Teignbridge Local Plan (2013-2033). The Council assembled the site over a number of years with the aspiration of reviving this part of the town centre. This scheme provides an opportunity to remediate the site and futureproof it, not just for car park but also for future development options.

Revenue value:

Return on investment demonstrates over 25 years, a return of 7.13%. Reducing the analysis period to 15 years, based on clearing the borrowing quicker, produces a return of 2.68%

Approved/Not approved (delete as necessary)

A handwritten signature in black ink, appearing to read "Neil Blaney", is written over a faint, light-colored signature line.

Signed ...

...Neil Blaney.....

Date ...11 December 2025..

Authorising Officer

Notes:

All authorising emails/correspondence to be filed along with this completed report by the requesting officer.

Summary of the decision to be added to Mod.gov for the website either by the report author or by Democratic Services. Please contact Democratic Services (TDC)

democraticservicestdc@teignbridge.gov.uk if needed