

**Teignbridge District Council
Executive
10 July 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 updates
- (2) Recommend to Council that the requirement to report progress to Executive be changed from every month to quarterly

Financial Implications

There are no financial implications arising from this report as it is 'to note' only.

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.

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 as it is 'to note' only. 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

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

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

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, Jobs and Culture, 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

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

1. Background

- 1.1 At the Extraordinary Council meeting of 6 September 2022 Council agreed the following:
- 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 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

2.1 Key objectives

- 2.1.1 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.

2.2 Timelines

- 2.2.1 The Project Adjustment Request (PAR) was submitted on 19 May 2023.

The timescale for a response from the Towns Fund team is expected to be 'at least six weeks' which would mean a response by the end of June at the earliest. At the time of drafting the report no response has been received and any updates will be made verbally at the meeting.

- 2.2.2 While it was hoped to have submitted the request much sooner, due to the number of adjustments to the plans following Council decisions it took longer to finalise the revised plans, business case and undertake the financial appraisal to demonstrate that the benefit/cost analysis still showed a high enough ratio to satisfy the terms of the grant.
- 2.2.3 The Teignbridge Highways and Traffic Order Committee (HATOC) approved the plans for Queen Street at its meeting on 1 June 2023. The reports and minutes from that meeting can be viewed via the link listed under Background

Paper 9 to this report. A report will be taken to the Devon County Cabinet in July 2023 for final approval.

- 2.2.4 The planning application for the new four screen cinema is due to be determined by Planning Committee, with a date to be confirmed.
- 2.2.5 Plans for the Market Hall are currently being developed following the decision by Executive on the means of heating the space. A planning application is being prepared, which is due to be submitted later this year.

2.3 Future decisions required

- 2.3.1 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.
- 2.3.2 Decisions on Queen Street will be taken by Devon County Council's Cabinet.
- 2.3.3 There are no other Council decisions required unless there are changes to the schemes as approved previously by Council, for example project costs increase beyond the approved budgets.

2.4 Reporting frequency

- 2.4.1 At the 6 September 2022 Council meeting it was proposed by the Executive Member for Economy and Jobs that a monthly update report was provided to the Executive. The purpose of the reports was to keep Councillors fully informed about the project.
- 2.4.2 The nature of the project, with an approved for timeline delivering four projects over multiple years, means that it is difficult to provide any meaningful updates on a monthly basis. This requirement is having an impact on officer time and takes resource away from other work that they could be meaningfully progressing, particularly where it is a report 'to note' only, as reports requiring decisions will go the relevant committee in any event.
- 2.4.3 The Executive Member for Economy, Jobs and Culture receives a monthly progress report and members receive updates at key project milestones in line with those previously approved by Council. A briefing session on the project was also provided to all Members on 26 June 2023, to appraise them of the current position on the project.

2.4.4 It is therefore requested for the Executive to recommend to Council that the frequency of reporting. Ideally the reporting will be by exception, where there is any deviation from the proposals approved by Council. However, mindful that the previous request to make this change was rejected by Council in November 2022 it is suggested that the frequency changes to quarterly.