

**Teignbridge District Council
Executive
12 September 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 financial implications arising from this report as it is 'to note' only.

Although lessened by the subsequent amendment effective from Executive Committee 22 August 2023, the implications of the Notice of Motion effective 25 July 2023 are considerable and the knock on consequences to speed of Project delivery and decision making not only places the entire Project at risk but also jeopardises the £9 million grant. Furthermore, the additional delays that are likely to be caused, will 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.

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 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.

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 principally only 'to note'.

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.

Thomas E Phillips MRICS, Assets Manager
Email: tom.phillips@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

Thomas E Phillips MRICS, Assets Manager
Email: tom.phillips@teignbridge.gov.uk

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.
- 2.2.2 The planning application for the new four screen cinema is yet to be determined.
- 2.2.7 Plans for the Market Hall are currently being developed. A planning application is being prepared, which is due to be submitted shortly.

2.3 Notice of Motion and Future decisions required

- 2.3.1 At Full Council 25 July 2023, a Notice of Motion that sought to withdraw delegated authority for decisions was passed.

“It is proposed that the council rescind all delegation of authority for the Future High Street Fund projects excluding Queen St and the Cycle route improvements.

This delegated authority is to be replaced with staged delegations based on the project plans. Milestones achieved or missed and permission to proceed to a next milestone to be overseen by the Executive Committee and reported back to full council.

Milestones (or checkpoints) in a project are key decision points, such as interior design (outline or detailed), instructions or briefs to external parties, submission of planning requests, agreement with any external agency, Government or similar.

It is not the intention to stop the work, but to deliver the projects in a timely manner”.

2.3.2 During the 22 August 2023 Executive Committee meeting this delegated authority was amended as follows:

Delegated authority be given to the Head of Place and Commercial Services to make such decisions as are necessary to avoid delays to the programme on the proviso that the officer has first obtained the approval of the Executive Member and that all such decisions are reported to the Executive. This was agreed by Executive Members.

2.3.3 There are no further updates to report since the previous Executive meeting on 22 August 2023.