

Teignbridge District Council
Full Council
30 July 2024
Part i

Future High Streets Fund – Project Adjustment

Purpose of Report

To obtain appropriate authority from Council for officers to progress a new project utilising the Future High Streets Fund (FHSF) grant.

Recommendations

The Council RESOLVES to:

- (1) Approve the principle of demolishing the buildings at the Bradley Lane regeneration site as set out in the Block Plan at Appendix 2 and described within the Photographic Schedule at Appendix 3.
- (2) Approve an adjustment to the Future High Streets Fund Project, should it be accepted by the Ministry of Housing, Communities and Local Government, adding the proposed Bradley Lane Regeneration Site works as a new project; transferring an element of grant to Devon County Council for future access highway improvements and strategic active travel improvements linked directly to the development site; and, reallocating £90,000 grant to the Market Hall project; and
- (3) Delegate authority to the Head of Place and Commercial Services (in consultation with the Executive Member for Estates, Assets, Parking and Economic Development and Chief Finance Officer regarding finalising the project details and undertaking the project in line with the budget set out in Appendix 11 to this report).

Financial Implications

The financial implications are included in section 4.1 and 4.3 - the main area of concern is the risk around timescales and if a decision is not made it is likely TDC will not be able to draw down the unallocated FHSF of £2.44M. The demolition of the buildings is now viewed as a necessity, given the cost and risk liabilities, therefore alternative funding would need to be sought in order to do this. During this delay TDC would continue with the holding costs in excess of £200,000 per annum and health and safety liability of the buildings on the site.

The site had already been granted £2.50M Brownfield Land Release Fund (BLRF), of which £2.10M has been spent on tenant relocations. The remaining £400,000 was allocated as a contribution towards demolition costs, however, the extended deadline for the site to be unconditional for housing delivery 31 March 2024 has now expired. Officers are in discussions as to what now happens to this element of grant funding associated with the site. It is hoped that this will not be lost and can be off-set

to be spent after the FHSF money. If use of the FHSF money is not approved officers will seek to use the unspent BLRF money on undertaking demolition.

The PAR seeks to reallocate £90,000 grant towards the Market Hall reducing TDC borrowing. This is the maximum amount possible whilst maintaining the minimum necessary BCR. This would put TDC in a better financial position and increase the return on TDC non-grant spend for the project.

Martin Flitcroft
Head of Corporate Resources
Email: martin.flitcroft@teignbridge.gov.uk

Legal Implications

There are no legal implications arising out of this report.

Paul Woodhead
Head of Legal Services and Monitoring Officer
Email: paul.woodhead@teignbridge.gov.uk

Risk Assessment

If the recommendation is not approved the opportunity to try and utilise FHSF grant money will be missed and the unallocated grant money will be at risk of not being drawn down / utilised due to the upcoming deadline of needing to be contractually committed by end September 2024.

Whilst this is a limited direct risk, as that would entail not spending money that is not TDC's, the indirect risk is that the proposed project will still need to be undertaken as the Bradley Lane regeneration site is an asset in TDC ownership and would therefore require alternative ways of funding, or a different exit strategy. An alternative exit, such as selling the site, is not straightforward due to the holding costs, viability issues and the requirement for substantial grant to unlock the site for development.

The development appraisal attached at Appendix 12 demonstrates that even based on clearing the entire site a development would be unviable, on a policy compliant basis including affordable housing, without grant money. It would therefore be difficult to sell the site with the buildings in situ, to a private sector developer. Furthermore, the viability of the site retaining select buildings has now been extensively live tested and the developer could not make it work.

Therefore undertaking a development for housing that expects the buildings to be retained is unrealistic. It is considered prudent to try and utilise this available source of funds to improve the development prospects of the regeneration site, reduce TDC's liabilities and decrease its exposure to risk.

The delivery of the other approved FHSF projects will not be impacted by this

decision.

The project risk is therefore in doing nothing, rather than taking action, due to the liability that the Council would be left with.

Other specific risks are set out within the body of this report.

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

Environmental / Climate Change Implications

Previous reports have highlighted the environmental and climate change impacts of the project, links to which can be found in the Background Papers. The decisions associated with this report do not change the impacts previously assessed.

Further comment is provided within section 4.4.

William Elliott, Climate Change Officer
Email: william.elliott@teignbridge.gov.uk

Report Author

Thomas E Phillips MSc MRICS
Asset Manager
Email: tom.phillips@teignbridge.gov.uk

Executive Member

Councillor Martin Wrigley

Appendices

1. Shortlisted Options Considered for Alternative FHSF Project
2. Bradley Lane Block Plan
3. Photographic Schedule
4. Bradley Lane 2017 Masterplan
5. NA10 Opportunity Area Policy and Boundary Plan
6. Letter from Historic England
7. Heritage Report proposed to be taken to Newton Abbot Town Council's Heritage Assets Panel on 14 August 2024
8. Heritage Report for Current Planning Application
9. Save Britain's Heritage Proposal
10. Bradley Lane Demolition Report
11. Bradley Lane estimated project costs – Part ii only
12. Development Appraisal – Part ii only
13. Project Adjustment Request to MHCLG, Economic Case and BCR – Part ii only

Background Papers

Please note that on 8 July 2024 the new government changed the name of Department for Levelling Up Housing and Communities (DLUHC) reverting to its previous name Ministry of Housing, Communities and Local Government (MHCLG). New references have been updated in this report and for simplicity this includes references to recent correspondence that pre-dates the name change.

A. Future High Streets Fund

1. [Agenda for Executive on Tuesday, 21st July, 2020, 10.00 am - Teignbridge District Council](#) - Executive approval of the submission of the Future High Streets 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](#) – resolved to rescind all delegated authority for the Future High Streets Fund projects excluding Queen St and the Cycle route improvements, July 2023
11. [Agenda for Executive on Tuesday, 31st October, 2023, 10.00 am - Teignbridge District Council](#) – Item 77 notice of motion for alternative recommendation (called-in)
12. [Agenda for Full Council on Tuesday, 16th January, 2024, 10.00 am - Teignbridge District Council](#) – Item 10 Project Adjustment Request to remove the cinema project
13. [Agenda for Full Council on Tuesday, 16th January, 2024, 10.00 am - Teignbridge District Council](#) – Item 11 recommendation from Overview and Scrutiny Committee (2) 12 December 2023 Future High Streets Fund to consider the recommendation to refer the call-in for Executive resolution / recommendation

B. Bradley Lane

1. July 2019, the Executive approved a report detailing the options for the regeneration of land within the Council's ownership at Bradley Lane, Newton Abbot
2. [Exec Bradley Lane Part 1 report Sept 2021.pdf \(teignbridge.gov.uk\)](#) Executive approved recommendation to dispose of Bradley Lane on 16 September 2021 for regeneration.
3. [Agenda for Full Council on Monday, 20th September, 2021, 10.00 am - Teignbridge District Council](#) – Item 57. Executive presented the recommendation and report for the regeneration and redevelopment of the Bradley Lane area which had been a long-standing priority for the Council. Full Council approved the sale of land at Bradley Lane by way of development agreement.

1. Introduction/Background

1.1 Context

- 1.1.1 There is a situation where events involving two completely separate Council Approved projects have occurred at a similar time.
- 1.1.2 Firstly, The Future High Streets Fund has £2.44M of the approved grant remaining unallocated following the decision to abort the cinema project and this has a spend deadline of 31 March 2025.
- 1.1.3 Secondly, the Council's high profile regeneration site at Bradley Lane has gone beyond the contract expiry with the development partner following an inability to progress the planning and viability issues based on a scheme that is forced to retain parts of the existing buildings.
- 1.1.4 The buildings at Bradley Lane were left standing in order to make use of CIL credits and improve viability for the site, however, these are due to expire at the end of the calendar year and the strategy is now redundant. The continuing cost of holding the buildings and the health and safety issue of repeated trespass and break-ins, despite best efforts to prevent this, puts the Council in a position of material and unacceptable liability.
- 1.1.5 It is therefore proposed to seize the opportunity and attempt to use the remaining FHSF grant money in order to reduce the Council's liabilities at the regeneration site and improve the site's viability and deliverability.
- 1.1.6 The site will then have a much wider appeal to a developer and it will give a predominantly unutilised brownfield site the best chance of contributing to the Council's Adopted Policy of delivering much needed housing in the District.

1.2 The Future High Streets Fund (FHSF)

- 1.2.1 FHSF is a substantially grant funded project in Newton Abbot now comprising two main elements – Transport (NCN2 and Queen Street) and the Market Hall refurbishment - due to the decision made at Full Council on 16 January 2024 to abort the transformational cinema project.

- 1.2.2 The FHSF is a Government initiative aimed at revitalising town centres. Funding was secured following a competitive process, with a spend deadline for the Government grant of March 2024. Match funding could be spent after this deadline.
- 1.2.3 Set out in the background papers is the chronology of all decisions made by the Council to progress the Future High Streets Fund projects.
- 1.2.4 In November 2022 the Council agreed to apply for a Project Adjustment Request (PAR) following changes to the projects. This included an extension of time to spend the Government funding. The PAR was approved in June 2023 extending the deadlines to be contractually committed by 30 September 2024 and the grant money spent by 31 March 2025.
- 1.2.5 However, following receipt of the extension the Council's Executive sought to make further changes, including removal of the cinema element.
- 1.2.6 The subsequent Project Adjustment Request was approved at Full Council 16 January 2024 removing the cinema, enhanced the Market Hall scheme and provided additional contingency to the Transport project.
- 1.2.7 Despite these additions to the remaining projects, £2,442,870 of the original £9,025,771 grant is left unallocated.
- 1.2.8 Working alongside officers the Executive Members for FHSF have been considering what alternative project to put forward to try and use this leftover grant before the deadlines. A table of options is included at Appendix 1.

1.3 Bradley Lane

- 1.3.1 At the same time as the FHSF project, a separate Council mandated project to deliver housing at its Bradley Lane site had been progressing.
- 1.3.2 The wider site is a regeneration site identified in the Local Plan as NA10. The policy and NA10 boundary is included at Appendix 5. It should be noted that whilst the NA10 policy is for mixed use the Bradley Lane regeneration site forms only part of the wider policy area, which includes employment uses. The Bradley Lane regeneration site was therefore identified as the part to deliver the residential element of the policy rather than the employment.
- 1.3.3 The Council had secured grant funding of £2.50M to unlock the site under the Brownfield Land Release Fund (BLRF). £2.10M of the grant was spent on tenant relocations with the remaining £400,000 retained to put towards demolishing the buildings on site. Further detail in this regard is contained within the Bradley Lane background papers and the September 2021 Reports to Executive and Full Council.

1.3.4 The extended deadline for spending the remaining BLRF grant was 31 March 2024, at which point the Council needed to be at the point of unconditional delivery (release) of housing at the site.

1.3.5 The original September 2021 Full Council resolution was:

“The development proposal as detailed in section 4 is agreed”

Section 4 of that report stated within 4.6 Heritage:

“Accordingly, the proposal seeks to demolish the existing buildings on site and, where possible retain material to be used as part of the regeneration.”

1.3.6 The buildings on site were, however, left in place to improve viability – depending on the amount of affordable housing delivered - due to the Community Infrastructure Levy (CIL) credits generated by the existing buildings.

1.3.7 The principle of this strategy was set out in section four of the September 2021 Executive Report to Full Council, which stated:

“The bid proposal will look to utilise existing building credits to offset the Community Infrastructure Levy (CIL). This is a planning policy process whereby brownfield development sites with existing buildings remain in situ. Developers can claim a relief from CIL based on the floor area of the existing building site.”

1.3.8 CIL credits remain effective at the point planning is granted provided the buildings are standing and they have been in lawful occupation of part for at least six months of the past three years.

1.3.9 Most active CIL credits at the Bradley Lane site will have expired by the end of this calendar year due to the buildings having not been occupied.

Unit	Size	Last Occupied
Bradley Mill	63,000	Still part occupied
Former Bitz Building	28,650	18 October 2019
Unit 15	3,250	30 April 2022
Launa Building	27,502	10 December 2020

1.3.10 The development opportunity was tendered in 2021 and an agreement put in place with a developer to take the site forward through planning and to then build out the houses under a lease agreement.

1.3.11 The developer had submitted a major planning application (22/01500/MAJ) however due to an inability to progress through the planning process it now remains unlikely to be determined until the end of 2024 as a number of obstacles remain in place.

1.3.12 The developer was progressing a planning pre application in the background which would have ultimately resulted in an amendment to the current planning application. This pre app took the developer down a route where they were having to retain two of the buildings on site at the desire of the Local Planning Authority (LPA) – the front section of the Launa and the stone built part of UAM. A block plan is included at Appendix 2 and a heritage based block plan detailing the construction dates of each building is included within Appendix 8.

1.3.13 The 12 month contract with the developer expired on 5 May 2024 and at the request of the developer was extended by two months to 5 July 2024 whilst they explored viability and the board were to decide whether to progress the site. This extended deadline was allowed to expire without any efforts to renew being made by the development partner.

1.3.14 Feedback from the developer is that the viability of the site does not work without further injection of grant money and material renegotiation of the terms with TDC. Concerns were also expressed on the desirability / saleability of the amended scheme which included retention of two buildings.

1.3.15 Holding costs of the buildings including Business Rates, Insurance, Gas, Electricity, Water, Maintenance / Safeguarding totals:

2022 / 23: £207,865.50

2023 / 24: £231,991.53

1.3.16 These costs are off-set by variable gross revenue of between £3,000 and £7,500 from the pay and display car park.

1.3.17 In addition to the financials the existing buildings pose a significant Health and Safety risk due to escalating levels of anti-social behaviour, trespass and breaking and entering. TDC has at great effort and expense hardened up the buildings in an attempt to prevent entry. However, the risk of an incident and therefore both reputational and financial is significant as the site continues to suffer trespass and break-ins to the buildings. The intention now is to erect a 3m steel palisade fence to enclose the site.

1.3.18 With the preferred developer from the tender process out of contract, the Council's £400,000 BLRF grant beyond its deadline, the CIL credits expiring and the planning application stalling, it is recommended that the Council takes control of Bradley Lane and moves to demolish the buildings as soon as possible. This will reduce the holding costs and liability of the buildings and also make the site more straight forward to develop out.

1.3.19 Following demolition it would open up the opportunity to consult widely as to what outcome would be desirable for the site eg. Housing – including mix, type and affordable amount, or even to explore a non-residential use such as a new leisure centre.

1.3.20 Improving the viability and deliverability of the site will also help to either increase the capital receipt from a sale, support delivery of more affordable housing, or delivery of better quality housing with superior energy efficiency credentials.

2. Key issues to approve

2.1 The demolition of all buildings at Bradley Lane which is proposed to be funded by unallocated grant from Future High Streets Fund.

2.2 Given the sensitive nature of the Launa building an option is to explore the retention of its front section and if possible only demolition of the rear is undertaken now. There are cost and timescale implications to this approach.

2.3 The remains of the chimney in the middle of the site is suggested should be retained wherever possible if it is desired from a heritage perspective.

3. Project Adjustment Request details

3.1 Given the timescale implications and the looming deadline, officers, having engaged with Ministry of Housing, Communities and Local Government (MHCLG) - at the time DLUHC - and the Executive Members for FHSF, consider the best option is to proceed at pace with a project that is on Council owned property, that does not require planning consent or relocation of protected tenants.

3.2 Of all the alternative projects reviewed Bradley Lane Regeneration Site was therefore considered as the most suitable to make use of the unallocated FHSF grant and provide the most benefit to the Council if achieved.

3.3 The Bradley Lane Regeneration Site works constitute three main elements:

3.3.1 Demolition of Buildings including asbestos removal.

3.3.2 Diverting the Leat to the south through Newton Abbot Town Council land to connect with the River Lemon.

3.3.3 Transport improvements facilitated by a transfer to Devon County Council (DCC) to make available as a developer contribution support for access highway improvements and / or enabling funds for DCC to deliver strategic active travel improvements linked directly to the development site.

3.4 The demolition report at Appendix 10 sets out the rationale, process and timescale for undertaking the project.

3.5 Appendix 11 (Part ii only) sets out the estimated costs of the Project.

3.6 A traditional property residual appraisal is attached at Appendix 12 (Part ii only) demonstrating the grant requirement needed to support viability of the site.

- 3.7 A green book appraisal has been undertaken supporting a revised Benefit Cost Ratio (BCR) of 2.98:1 in excess of the minimum 2:1 required by MHCLG.
- 3.8 The BCR and Economic Case that was submitted to MHCLG as part of the Project Adjustment Request are attached to the rear of this report at Appendix 13 (Part ii only).
- 3.9 A full Project Adjustment Request has already been submitted to MHCLG on a non-comital basis as there is insufficient time to wait for Full Council decision. The PAR will not be determined before the Full Council and will be withdrawn if the recommendation is not supported.
- 3.10 There is no TDC financial appraisal as the project is proposed to be 100% grant funded and therefore no return on TDC non-grant spend is required. The match funding for the grant is delivered by other live and approved projects.
- 3.11 To make best use of available funding it is also proposed that £90,000 of the unallocated grant is reallocated to the Market Hall Project to reduce the amount TDC is putting in by way of borrowing. This amount is the maximum possible whilst maintaining the minimum required BCR ratio.
- 3.12 Pursuing this course of action would allocate all of the unallocated FHSF Grant.
- 3.13 However, if the scale of the demolition is reduced eg by retaining buildings there is likely to be unspent grant by the project completion due to the costs being reduced.
- 3.14 Conversely if the demolition is split in to phases this could increase the total cost of demolishing and incur additional cost for necessary structural survey works required to explore retention of buildings. There will also be additional costs in a more complex demolition and of making good any retained buildings. Revenue costs will also be incurred against any buildings left due to the continuation of holding costs.
- 3.15 Should any delay take the demolition beyond the FHSF spend deadline the costs associated with those buildings would have to fall outside of FHSF and again may resort in an underspend, with alternative funding needing to be sourced to complete those delayed parts.

4. Implications, Risk Management and Climate Change Impact

4.1 Financial

- 4.1.1 Failure to agree the proposal will result in the continuation of the holding costs which impact revenue budgets, pose significant health and safety issues and reputational risk.

4.1.2 If the recommendation is not approved now the opportunity to try and utilise FHSF grant money will be missed as there is no time to pursue an alternative.

4.1.3 Retaining the buildings is not considered a prudent option and the immediate opportunity to grant fund the demolition will be missed. There is no existing internal funding from capital receipts or other budgets available, as all resources are committed to the current capital programme. Alternative funding would have to be sought to undertake the demolition, adding further delay in progressing this key regeneration site. If no alternative external funding were available, the remaining option would be to fund from borrowing, which would incur interest and loan repayment costs, reducing borrowing headroom for other projects.

4.2 Legal

4.2.1 There are no direct legal implications from this report.

4.3 Risks

4.3.1 There is political risk as the proposal is dependent on a Project Adjustment Request being approved by MCHLG under a recent change of government. The remaining grant money is not yet drawn down and there is no guarantee on how the new government will treat any unspent money should they have other funding priorities.

4.3.2 Timescales are a significant risk. The original deadline for FHSF grant spend was end of March 2024 and all projects are behind due to the Council's disagreement in direction and changes to the original Council mandate to deliver the approved project.

4.3.3 The buildings are not protected and officers are not aware of anything preventing demolition provided the prior notice of demolition is not rejected by the LPA.

4.3.4 It should be noted and debated that there are groups that consider the buildings to have merit and seek their retention. However, Historic England did not deem the buildings worthy of being Listed, but viewed them as having some merit as a collective. See Appendix 6.

4.3.5 A report is being taken to Newton Abbot Town Council's heritage panel in August and is included at Appendix 7. Whilst the content of the report should be considered it should be noted that there is no outcome from this panel that would prevent the buildings from being able to be demolished.

4.3.6 Whilst the officer recommendation is to approve the principle of demolishing all of the buildings on the site, an option to mitigate the risk set out in 4.3.4 and 4.3.5 is for the Launa building to be excluded from the phase 1 demolition.

4.3.7 This approach would allow time for the feasibility of retaining key parts of the front section to be explored. This is likely to add significantly to the costs and

the delay may take subsequent demolition works beyond the FHSF deadline. Retaining the Launa building in part also prevents the highway being brought up to adoptable standard due to the reduced width and non-standard support.

4.3.8 However, if the demolition of the Launa building proves too contentious without further review and consultation then on balance excluding demolishing the prominent front section would be preferable to ending up unable to demolish any of the buildings under FHSF.

4.3.9 It is suggested that the chimney is sought to be retained should it be deemed preferable from a heritage perspective.

4.4 Environmental/Climate Change Impact

4.4.1 Previous reports have highlighted the environmental and climate change impacts of the project, links to which can be found in the Background Papers. The decisions associated with this report do not change the impacts previously assessed.

4.4.2 The condition and design of existing buildings prevents the ability to retrofit energy efficiency measures and bring buildings up to modern energy efficiency standards.

4.4.3 The UK Government GHG Conversion Factors (2024) shows that disposing one tonne of concrete following demolition works, for example, produces 1 kgCO₂e, whilst the carbon footprint of manufacturing one tonne concrete produces 119 kgCO₂e; using these emissions factors as a guide indicates that emissions from demolition and construction waste disposal play a less significant role in the lifecycle carbon implications of regeneration projects.

4.4.4 When exploring future regeneration opportunities for the site, consideration should be given to whole-lifecycle carbon, with a particular focus on “cradle to gate” emissions produced in material manufacturing processes.

4.4.5 TDC’s Part 1 Carbon Action Plan contains a requirement under Policy 4 to conduct life-cycle carbon assessments for projects requiring planning consent and of a project value of £1 million or more.

5. Alternative Options

5.1 With regard the Project Adjustment Request a number of alternatives were debated and a shortlist included within the Executive Report dated 9 September 2024, included at Appendix 1. However, as set out in the report, any alternative that requires a new project is not considered feasible within the constraints of the grant conditions, even with a deadline extension.

5.2 Doing nothing on FHSF would result in the unallocated grant money not being spent in Newton Abbot.

5.3 Alternative proposals for Bradley Lane include:

- 5.3.1 Doing nothing. This would leave the buildings standing and is not recommended due to the holding costs in excess of £200,000 per annum and the significant Health and Safety risk presented by the buildings regardless of safeguarding initiatives.
- 5.3.2 Refurbish the existing buildings to reoccupy with their existing use. This would cost a significant amount and the buildings are likely to not be compliant to let for example meeting Minimum Energy Efficiency Standards (MEES). Unless they were left unheated which would improve their chances of meeting energy standards, however, this would affect the lettability of the units and rental return.
- 5.3.3 Refurbish the existing buildings for alternative use purposes. The use of the existing buildings for residential purposes is unlikely to be permissible due to Flood Risk of the site.
- 5.3.4 Buildings are not built to last forever and those buildings at Bradley Lane Regeneration Site are considered to be at end of economic life.

6. Conclusion

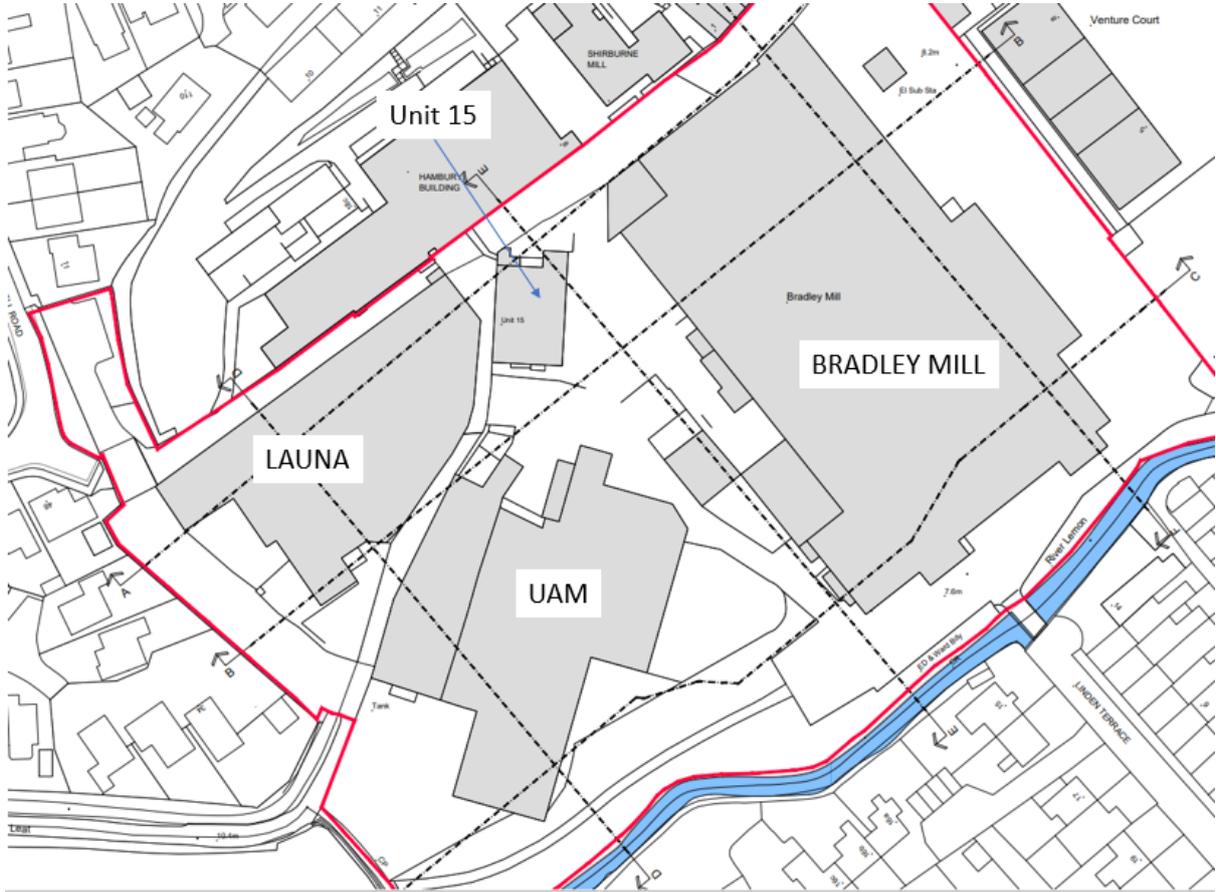
- 6.1 Following the Council decision to discontinue the cinema project there was an amount of grant left unspent despite enhancing the remaining projects.
- 6.2 At the same time the approved regeneration project at Bradley Lane has suffered material delay due to the developer partners lack of progress with the planning application.
- 6.3 The original strategy was to leave the existing buildings at Bradley Lane standing so that CIL credits could be used, and the viability improved before demolition. However, this has left the Council with significant holdings costs and liability of the site in the face of repeated break-ins. This strategy would not have been adopted had it been known how long the site would be held in this condition for.
- 6.4 Brownfield Land Release Fund (BLRF) grant totalling £400,000 was left to contribute towards the demolition, however, the deadline was based on reaching unconditional status on housing delivery by end of March 2024, which has now expired. Conversations are ongoing and it is uncertain whether it will have to be returned to Homes England.
- 6.5 Given the timing of both it is recommended that we seek to utilise the unallocated remainder of the FHSF grant money to demolish the buildings, reduce the Council's holding costs and liability and make the site much more appealing to developers.

- 6.6 Consultation can then be had about what the Council wishes to see delivered at the site.
- 6.7 It is recognised that whilst the buildings are not listed, nor is it a conservation area, that some interest groups would like to see some buildings retained. Whilst there appears to be nothing to prevent the Council from demolishing its own buildings here, an option is that the viability of retaining the front section of the Launa is explored and if possible only the rear demolished. Further detail of this would have to be disclosed following further structural survey. There are adverse implications, including cost and timescale of such an approach however.
- 6.8 Clear direction and support from Council is now required otherwise Newton Abbot will miss out on the remaining Grant money and a key regeneration site will continue to be left in limbo.

Appendix 1 – Shortlisted Options Considered for Alternative FHSF Project

Option	Property	Within red line boundary	Owned by TDC	Estimated Cost / Spend	Deliverability / control	Description
1	Bradley Lane	Yes	Yes	£700k to £1.50M	Yes, subject to necessary consents	DLUHC were supportive. Confirmed compliant with Grant requirements and examples of other authorities who have used FHSF for site clearance for housing so precedents. Owned by TDC. Developer out of contract. No planning required but demolition notices. Vacant, derelict site. Demolition of buildings would reduce cost liability and safeguarding / H&S issues. Money spent on the site would translate into land value or viability / ability to deliver affordable housing or better quality housing.
2	Wilko block, Market Walk	Yes	Yes	£900k (2018 costing)	Necessitates taking back possession. Would have to work around CAB. Could undertake scheme that does not require planning	No plan in place of what to do with the unit and would require lease dissolving with administrators which may or may not occur quickly depending on where their priorities are.
3	Alexandra Cinema	Yes	Yes	Not known	Protected tenant in situ. Asset not within landlord control	No revenue from proposal. Protected tenant in situ. Too long and too costly to forcibly take back possession. Planning risk and grant spend timescales are insufficient for working up design and securing planning. Planning further complicated as requires listed building consent.
4	Sherborne house	Yes	Yes	Not known	Would have to work around tenants	Tenants in situ. No worked up plan. Likely only M&E spend potentially roof.
5	Original cycle works reduced	Yes	No	NKN		Unlikely to take much of available budget, will take time to mobilise and will add to the transport element rather than diversity of outputs. County confirmed no resource to undertake before March 2025.
6	Courtenay Park improvements and linkage to RW station	No	Yes	NKN		Outside red line plan and no worked up scheme

Appendix 2 – Bradley Lane Block Plan

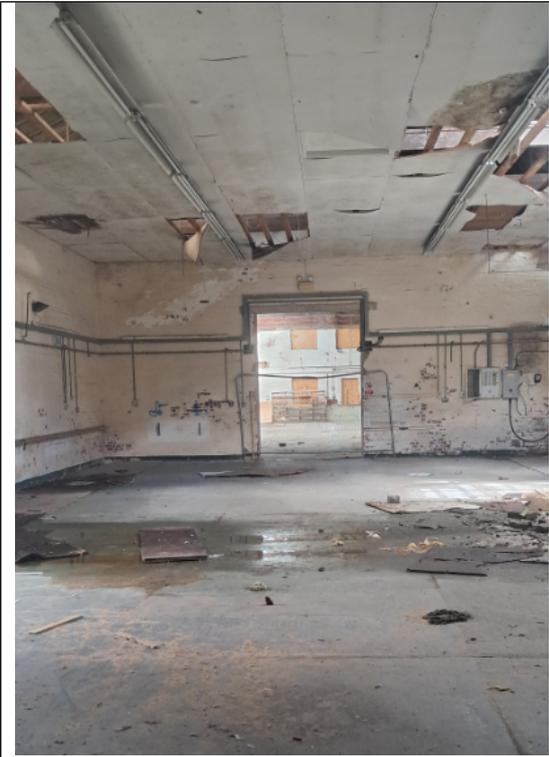


Appendix 3 – Photographic Schedule

Launa Building ~ 10th July 2024







UAM Building ~ 10th July 2024







Unit 15 ~ 10th July 2024



Bradley Mill ~ 6th June and 10th July 2024





Appendix 4: Bradley Lane 2017 Masterplan

Appendix 5: NA10 Opportunity Area Policy

Appendix 6: Letter from Historic England

Appendix 7: Heritage Report for NATC's Heritage Assets Panel 14th August 2024

Appendix 8: Save Britain's Heritage Proposal

Appendix 10: Bradley Lane Demolition Report

Appendix 11: Bradley Lane estimated project costs – Part ii only

Appendix 12: Development Appraisal – Part ii only

Appendix 13: Project Adjustment Request to MHCLG BCR, Economic Case and
BCR – Part ii only