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Dear Member

**COUNCIL - THURSDAY, 20 JULY 2017**

I am now able to enclose, for consideration at the Thursday, 20 July 2017 meeting of the Council, the following reports that were unavailable when the agenda was printed.

<b>Agenda No</b>	<b>Item</b>	<b>Page</b>
8.	<b>Review of Torbay Council Investment Fund Strategy</b>	(Page 195)
13.	<b>Torbay Airshow</b>	(Pages 196 - 197)
14.	<b>Review of Electoral Arrangements - Submission by Torbay Council on Warding Patterns</b>	(Pages 198 - 238)
16.	<b>Mayor's Response to Objection to the Transformation project - Generating income through Housing Policy Framework Document</b>	(Pages 239 - 250)

Yours sincerely

June Gurry  
Clerk

## **Agenda Item 8, Review of Torbay Council Investment Fund Strategy**

### **Conservative Motion - Objection to Policy Framework Document**

(Constitution Reference: Budget and Policy Framework Standing Order F4.8)

#### **Council Meeting**

**20 July 2017**

#### **Proposal:**

That the Council formally objects to the adoption of the revised Investment Fund Strategy on the basis that:

1. The amount of money within the Investment Fund should be substantially increased beyond that recommended by the Mayor and the Investment Committee to enable the Council to realistically meet its goal of increasing revenue in support of the Council's budget; and
2. The level of authority delegated to the Investment Committee be substantially increased to support the ability to properly investigate opportunities and make timely decisions to be able to respond to the market. This will also provide a more efficient governance mechanism for effective decision-making.

In accordance with the Constitution at F4.9, the Council therefore requires the Mayor to consider this objection by 28 July 2017 and either:

- a) submit a revision of the Investment Fund Strategy with the reasons for any amendments to the Council for its consideration; or
- b) inform the Council of any disagreement that the Executive has with any of the Council's objections and the Executive's reasons for any such disagreement.

Proposed by Councillor Tyerman

Seconded by Councillor Lewis

## Agenda Item 13, Torbay Airshow

### Officer Revised Recommendation

#### Council Meeting

20 July 2017

(Revisions shown in bold text)

Following the Overview and Scrutiny Board's Recommendations, a revised officer recommendation is submitted to Council as set out below:

Revised Recommendation:

- 3.1 That the Council amends its existing commitment and makes a new five year funding commitment to develop the Torbay Airshow with a commitment of up to £100,000 for year 1(2018); and year 2 reducing to £90,000; in year 3, **£81,000**~~£85,000~~; in year 4 **and £73,000**~~£80,000~~; **and** in year 5 **£66,000**. **These figures represent a 10% reduction year on year in the Council's investment in the Airshow**~~remaining 4 years~~; **and**
- 3.2 **That the Torbay Airshow Working Party be instructed to consider how the Airshow can provide an opportunity to create greater benefits which support the Council's broader corporate objectives (including providing opportunities for the Council's Looked After Children) and its terms of reference be updated accordingly.**

**Agenda Item 13, Torbay Airshow**  
**Liberal Democrat Group Amendment**

**Council Meeting**

**20 July 2017**

**(Amendments shown in bold text)**

Proposed Amendment:

~~3.1 That the Council amends its existing commitment and makes a new five year funding commitment to develop the Torbay Airshow with a commitment of up to £100,000 for year 1 (2018); and year 2 reducing to £90,000; in year 3, £81,000; in year 4 £73,000; and in year 5 £66,000. These figures represent a 10% reduction year on year in the Council's investment in the Airshow; and~~

**3.1 That the Council notes that targets had been determined by the Council at its meeting on 21 July 2016 as follows: 2016 actual £250,000 loss; 2017 £100,000 loss; 2018 £70,000 loss; 2019 £41,000 loss; and 2020 £9,000 profit. Therefore, the Council reaffirms its original decision as follows:**

**that the Council makes a three year funding commitment to develop the Torbay Air Show in accordance with the proposal in Appendix 3 of the submitted report to be funded as part of the 2017/18 budget development with future years built into the Medium Term Resources Plan.**

Proposed by Councillor Pentney  
Seconded by Councillor Carter





**Meeting:** Council

**Date:** 20 July 2017

**Wards Affected:** All Wards

**Report Title:** Review of Electoral Arrangements – Submission by Torbay Council on Warding Patterns

**Is the decision a key decision?** Yes

**When does the decision need to be implemented?** as soon as possible

**Executive Lead Contact Details:** Mayor Oliver, Mayor and Executive Lead for Finance and Regeneration, [mayor@torbay.gov.uk](mailto:mayor@torbay.gov.uk)

**Supporting Officer Contact Details:** Anne-Marie Bond, Assistant Director Corporate and Business Services, (01803) 207160, [anne-marie.bond@torbay.gov.uk](mailto:anne-marie.bond@torbay.gov.uk)

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## 1. Proposal and Introduction

- 1.1 Further to Council Minute 161/2/17, the Local Government Boundary Commission for England (LGBCE) has commenced their formal review of the number of Councillors and is currently consulting on proposed warding patterns based on an indicative number of Councillors for Torbay of 36, ensuring where possible that there is an equal number of electors per Councillor across Torbay.
- 1.2 This report sets out the proposed Council response in respect of the new warding patterns for Torbay from 2019.

## 2. Reason for Proposal

- 2.1 The Council has an opportunity to influence the review and put forward its suggested proposals on warding patterns to the LGBCE.

## 3. Recommendation(s) / Proposed Decision

- 3.1 That the Proposed Changes to Warding Patterns – Submission by Torbay Council set out in Appendices 1 and 5 to the submitted report be approved for submission to the Local Government Boundary Commission for England.
- 3.2 That the Assistant Director Corporate and Business Services be requested redraw the 15 Ward maps using GIS to show the changes to the warding patterns reflected in Appendices 1 and 5 to the submitted report.

- 3.3 That the Assistant Director Corporate and Business Services be authorised to make any technical amendments to address any anomalies identified when redrawing the Ward maps.

## Appendices

- Appendix 1: Review of Electoral Arrangements - Proposed Changes to Warding Patterns – Submission by Torbay Council  
Appendix 2: Detailed breakdown of proposed changes to Warding Patterns  
Appendix 3 Map 1  
Appendix 4 Map 2  
Appendix 5 Map 3  
Appendix 6: Feedback on Warding Patterns

## Background Documents

Council report on Review of Electoral Arrangements – Submission by Torbay Council on Council Size -

<http://www.torbay.gov.uk/DemocraticServices/ieListDocuments.aspx?CId=163&MId=6622&Ver=4>

LGBCE Review - <http://www.lgbce.org.uk/current-reviews/south-west/devon/torbay>

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## 4. Background Information

- 4.1 The Local Government Boundary Commission for England (LGBCE) has commenced its formal public consultation on warding patterns for Torbay based on a proposed number of 36 Councillors. Full details of which can be found at <http://www.lgbce.org.uk/current-reviews/south-west/devon/torbay>
- 4.2 Torbay Council currently has 36 Councillors and an Elected Mayor up until 2019, the Council will be moving to a Leader and Cabinet system of governance. The Council reviewed the number of Councillors it felt necessary to enable the Council to manage its business and for Councillors to perform the tasks and responsibilities expected of them and run the Council from 2019 in February 2017 and submitted a proposal to the LGBCE for it to remain at 36. The 36 Councillors represent 15 Wards with either two or three Councillors representing electors within these Wards.
- 4.3 This has been accepted in principle by the LGBCE and they are now consulting on how Torbay should be split into Wards to ensure that the statutory criteria for the determination of electoral reviews may best be satisfied.
- 4.4 Meetings were held with Ward Councillors, Torbay Community Development Trust and the Chairman of the Community Partnerships with a view to receiving feedback

in respect of where communities lie and where suitable changes could be made. Members also emailed their feedback which has all been collated and included at Appendix 6. All feedback has been reviewed and where possible the changes have been included in the proposed response.

- 4.5 The Local Government Boundary Commission for England is conducting formal consultation with the public and key stakeholders.
- 4.6 The approach used by the Council has been to take a strategic view across the whole of Torbay to ensure as close as possible that there is electoral equality of around 2,800 electors per Councillor. Detailed rationale for each Ward and proposed changes are set out in Appendices 1 to 5. Population statistics and electoral registration statistics, together with information from the adopted Torbay Local Plan and intelligence from the Planning Department have been used to evaluate projected population and electorate figures for 2023, which is the data used to calculate the average number of electors per Councillor. The forecasts and the forecasting methodology have been submitted to and agreed by the LGBCE. These agreed numbers will then be used throughout the remainder of the review process.
- 4.7 It is acknowledged that some Ward Councillors may not be happy with the proposed changes and members of the public may be confused with the proposed changes. However the final decision lies with the Local Government Boundary Commission for England who has been issuing press releases and communications throughout the process. These have also been published through the Council's communication channels.



## Review of Electoral Arrangements – Proposed Changes to Warding Patterns – Submission by Torbay Council

### 1. Introduction

This submission sets out a response from Torbay Council to the Local Government Boundary Commission for England's (LGBCE) invitation to put forward a recommendation on future Warding patterns for Torbay.

The review has been triggered because of electoral imbalances of the number of electors per Councillor across some of the Wards in Torbay. For example the Shipway with the Willows Ward has 30% more electors per Councillor than the average. The Council recognises the importance of electoral equality to a fair democratic process by ensuring that each vote carries the same value, whilst at the same time it must ensure that the governance of the Council is maintained at a level which can best serve the electorate.

It is recognised that the nature of such a submission will be unlikely to receive unanimous support from all Councillors. This submission has been developed by Officers, having listened objectively to representations made by Councillors, together with consideration of the LGBCE's technical guidance. The contents of the submission has been shared with with the Mayor and Group Leaders' Group, consisting of the elected Mayor, the Council's three Group Leaders and the Overview and Scrutiny Co-ordinator. The Group Leaders have also carried out consultation on the proposals with their respective group members. Meetings were offered to all Ward Councillors, the Torbay Community Development Trust and the Chairman of the Community Partnerships to receive feedback on where they believe that communities lie and where suitable changes to boundaries could be made. All this feedback has been evaluated and where possible suggestions included in the proposals. **The Council's recommendation on Warding patterns was approved by full Council (to be updated after the Council meeting).**

### 2. Overview of Warding Pattern Submission

The Council's submission addresses the three broad areas contained within the LGBCE's technical guidance on how to propose a pattern of wards.

- **“Delivering electoral equality for voters** – this means ensuring that each local councillor represents roughly the same number of people so that the value of your vote is the same regardless of where you live in the local authority area.
- **Reflecting the interests and identities of local communities** – this means establishing electoral arrangements which, as far as possible, maintain local ties and where boundaries are easily identifiable.
- **Promoting effective and convenient local government** – this means ensuring that the new wards or electoral divisions can be represented effectively by their elected representative(s) and that the new electoral arrangements as a whole allow

the local authority to conduct its business effectively. In addition, we must also ensure that the pattern of wards reflects the electoral cycle of the Council as shown below.”

Note: for Torbay the electoral cycle is all out elections every four years.

The last review of electoral arrangements in Torbay was in 2001/2002, when the number of Councillors was retained at 36, spread over 15 Wards. It is proposed that the number of Wards and Councillors is retained at the current level of 15 Wards and 36 Councillors. As set out in its Council Size Submission (see <http://www.torbay.gov.uk/DemocraticServices/ieListDocuments.aspx?CId=163&MId=6622&Ver=4>)

Based on the 1 December 2016 electoral register, the current Local Government elector to Councillor ratio is 2,767. The electorate forecasts developed as part of this exercise suggest that by 2023 the ratio for the Council’s recommended number of Councillors will be an average of 2,836 electors per Councillor.

### **Summary of the Council’s submission**

The approach adopted when considering Warding Patterns size has been to follow the LGBCE’s guiding principles and address them both in terms of current arrangements and likely future trends and plans. This has taken into account the change in Governance arrangements that will occur in 2019.

After considering all of the relevant factors, the Council’s recommendation is that its current level of 36 elected Members should be retained across 15 Wards with the changes attached at Appendix 1 to this report. The LGBCE has already declared that it is minded to recommend 36 Councillors.

An overall strategic approach has been adopted to ensure as close as possible there is electoral equality across the whole of Torbay based on anticipated number of electors as at 2023. This document sets out the overall submission of Torbay Council, however, it is understood that individual Councillors and political groups may have their own views and they have been encouraged to submit them direct to the LGBCE for their consideration as part of the consultation process.

### **Justification of Proposed Changes**

It has not been possible to achieve exact electoral equality across the Wards as this would result in the unnecessary splitting of communities. Ten out of the fifteen Wards have 4% or less variance based on projected electorate figures the remaining five Wards being within 5% variance. The number of registered electors in Torbay has fluctuated greatly over the past few years and there are many properties with no registered electors although they are occupied which skews the figures.

Torbay Council feels that the benefits of achieving exact electoral equality of 2,872 electors per Councillor does not outweigh the negative impact it will have on communities if more streets are changed into different Wards and established communities are split.

Current Name of Ward	Proposed Name of Ward	Reasons for Composition of Ward
Berry Head with Furzeham	Berry Head	<p>It is proposed to move the whole of Polling District JF to GE Churston with Galmpton which comprises the Furzeham area of Brixham. This is because this community has close links to the Churston with Galmpton Ward and has previously been included within the same Ward. The removal of these electors enables the Berry Head Ward to become a sustainable two Councillor Ward as there are currently too few electors in this Ward to sustain it as a three Councillor Ward (see green line on Map 1).</p> <p>It is also proposed to move the following 177 properties, 320 electors from JD to JF Polling District which will also become part of the GE Churston with Galmpton Ward to enable greater electoral equality within these two Wards:</p> <ul style="list-style-type: none"> <li>• Churston Way</li> <li>• Copythorne Close</li> <li>• Copythorne Road</li> <li>• Higher Copythorne</li> <li>• Higher Rydons</li> <li>• Rydons</li> <li>• Wayside</li> <li>• Wayside Close</li> </ul> <p>Move 21 Burton Street from JC to SD St Marys with Summercombe as the rest of the street is in that Ward.</p> <p>The name of the Ward would then be changed to Berry Head to reflect the removal of the Furzeham area from this Ward. The area moved from the Berry Head Ward could be called Furzeham Ward in terms of the name of the Parish/Town Council District as this is the main community covered by this area.</p>

Current Name of Ward	Proposed Name of Ward	Reasons for Composition of Ward
		<p>Advice from the Local Government Boundary Commission for England (LGBCE) is that these changes will not impact on Brixham Town Council or their precept.</p> <p>Also see comments from St Marys with Summercombe.</p>
Blatchcombe	Paignton West	<p>It is proposed to move all the roads to the south side of Long Road into the Churston with Galmpton Ward. This is mainly made up of new developments which have formed their own community and Long Road creates a natural boundary for this Ward which currently runs adjacent to the GC polling district (approximately 500 electors). The main road acts as a barrier to community interaction between those on the north and those on the south side of Long Road.</p> <p>Due to the high level of development in this area the Paignton West Ward has too many electors per Councillor and by making these changes it enables more balanced representation. It also makes the Churston with Galmpton a viable three Councillor Ward following the addition of JF into that Ward (see green line on Map 2).</p> <p>Move 21 properties, 31 electors on Brixham Road at Tweenaway from AE to IA Goodrington with Roselands as these properties are currently on the opposite side of the community they live in. This will impact on the Parliamentary Boundary for Torbay/Totnes but the Council will write to these people to explain the situation and offer a postal vote until the Parliamentary Boundaries are changed.</p> <p>See comments in Clifton with Maidenway below.</p> <p>It is proposed to change the name of the Ward to Paignton West as Paignton West does not mean anything to the communities in the Ward. There are several communities in this Ward (e.g. Foxhole, Tweenaway, Collaton St Mary etc.) so there would be too many to</p>

Current Name of Ward	Proposed Name of Ward	Reasons for Composition of Ward
		include community names within the name of the Ward. Paignton West accurately describes the area covered by this Ward.
Churston with Galmpton	Churston with Galmpton	See comment in Berry Head and Paignton West above.
Clifton with Maidenway	Clifton with Maidenway	<p>Only minor changes are proposed to this ward to address properties that have previously been included within the incorrect ward. It is felt that the communities within this Ward have the correct fit.</p> <p>It is proposed to move 90, 92, 93, 94 and 95 Dolphin Court, Dolphin Crescent from CC Clifton with Maidenway to FC Preston as the rest of Dolphin Crescent is part of that Ward.</p> <p>Move 154 and 156 Marldon Road from CC to AD Paignton West as the rest of the road is in this Ward. This will impact on the Parliamentary Boundary for Torbay/Totnes but the Council will write to these people to explain the situation and offer a postal vote until the Parliamentary Boundaries are changed.</p> <p>Move 133, 140 and The Ridings, three properties, five electors from CD to AD Paignton West as the rest of the road is in this Ward. This will impact on the Parliamentary Boundary for Torbay/Totnes but the Council will write to these people to explain the situation and offer a postal vote until the Parliamentary Boundaries are changed.</p> <p>See comments in Roundham with Hyde below.</p>
Cockington with Chelston	Cockington with Chelston	<p>It is proposed to move the boundary of Avenue Road to run along the railway line up until Chestnut Avenue and move these electors into the Torquay Town Centre Ward as it does not have sufficient electors (approximately 113 electors).</p> <p>There are only minor proposed changes to this Ward to ensure</p>



Current Name of Ward	Proposed Name of Ward	Reasons for Composition of Ward
		electoral equality and it is felt that the communities of Cockington, Chelston and Livermead are accurately reflected within this Ward.
Ellacombe	Torquay Town	<p>See comments from Cockington with Chelston above and Ellacombe with Torwood below.</p> <p>This is one of the main areas of proposed change. It is proposed to create a new Torquay Town Ward which is made up of:</p> <p>The whole of polling district DA Ellacombe (approximately 1482 electors).</p> <p>The following streets from DC Ellacombe (approximately 541 electors) (see green line on Map 3):</p> <ul style="list-style-type: none"> <li>• Hatfield Road</li> <li>• Henbury Close</li> <li>• Bronshill Road</li> <li>• Lords Place</li> <li>• Netherleigh Road</li> <li>• Windsor Road (2-70A and 1-89)</li> </ul> <p>The whole of polling districts LA and LB Tormohun (approximately 1759 and 1427 electors respectively).</p> <p>This is because these communities have more in connection with Torquay Town Centre than the current Ellacombe and Tormohun/Torre areas. Residents in this area are more likely to interact in their day to day lives with the Town centre area.</p> <p>It is proposed that this will become a new two Councillor Ward who will represent the central area of Torquay and will help to bring</p>

Current Name of Ward	Proposed Name of Ward	Reasons for Composition of Ward
		<p>together the communities surrounding Torquay Town Centre (approximately 1964 electors).</p> <p>The whole of Polling District DB and the remaining streets from DC Ellacombe will be moved to the new Ellacombe with Torwood Ward as these electors and communities relate more to this part of Torquay than the Town Centre. These residents are more likely to shop and interact within the current Wellswood Ward (approximately 1017 electors).</p> <ul style="list-style-type: none"> <li>• All Saints Road</li> <li>• Cary Park Road</li> <li>• Hingston Road</li> <li>• Belmont Road</li> <li>• Carlton Road</li> <li>• Dunmere Road</li> <li>• Kenwyn Road</li> <li>• Windsor Road (72-114 and 91-137)</li> <li>• Windsor Close</li> <li>• Woodville Road</li> <li>• Windermere Road</li> <li>• Mount Hermon Road</li> <li>• Warbro Road (nos 91 to 161)</li> </ul>
Goodrington with Roselands	Goodrington with Roselands	<p>It is proposed to move the following properties from IC Goodrington with Roselands to RD Roundham with Hyde as they form part of the St Michaels Community which falls within that Ward (approximately 140 electors):</p> <ul style="list-style-type: none"> <li>• Batson Gardens</li> <li>• Elmsleigh Road</li> <li>• Fisher Street 1-7 Christine Court, 21, 23, 28, 30 and 32</li> </ul>

Current Name of Ward	Proposed Name of Ward	Reasons for Composition of Ward
		<p>This proposal assists with the electoral equality within this Ward and ensures that the remaining communities are kept together within the same Ward.</p> <p>See comments in Paignton West above.</p>
Preston	Preston	See comments in Clifton with Maidenway above.
Roundham with Hyde	Coverdale	<p>See comments in Goodrington with Roselands above.</p> <p>Only minor changes are proposed to this ward to address properties that have previously been included within the incorrect ward. It is felt that the communities within this Ward have the correct fit.</p> <p>It is proposed to move the following properties from RD to CD Clifton with Maidenway:</p> <ul style="list-style-type: none"> <li>• 1A, 3, 5, 22, 22A and 22B Winner Hill Road</li> </ul> <p>It is proposed to move the following properties from RD to CB Clifton with Maidenway:</p> <ul style="list-style-type: none"> <li>• Torbay View, Colley End Park</li> </ul> <p>It is proposed to change the name of this Ward back to the Coverdale Ward as this more accurately describes the area covered by this Ward. It was previously called Coverdale Ward.</p>
Shiphay with the Willows	Shiphay with the Willows	It is proposed to move the whole of polling district TA (excluding Hele Road which will move to Hele with Torre as the rest of this community is in that Ward) to Barton with Watcombe as the Shiphay with the

Current Name of Ward	Proposed Name of Ward	Reasons for Composition of Ward
		<p>Willows Ward is too large to sustain a two Councillor Ward. The Willows community is split into two distinct areas and this part of the Ward has more close links with the Barton community and use the lane by Bottom Park Lane to access the buses, pub and shops on Barton Hill Road.</p> <p>This is the area from Nightingale Park on Browns Bridge Road, including the developments off Cassiobury Way, Ascension Way, Barton Hill Way and the new development off Beechfield Avenue (e.g. Willowfield Road and Orchid Way) up to and including Barton Hill Road and the roads off of Barton Hill Road on the east side.</p> <p>Residents of the new Beechfield development site feel more connection to the Barton area than the Willows and also use the shops on Barton Hill Road.</p> <p>The communities within the rest of the Ward reflect the existing communities of the Willows and Shiphay.</p> <p>This change means that this can remain a sustainable two Councillor Ward taking into account the current and future development at the Willows and Edginswell.</p>
St Marychurch	St Marychurch	<p>There are no proposed changes to this Ward as it already has electoral equality and it is felt that the communities of St Marychurch, Babbacombe, Maidencombe and Plainmoor are accurately reflected within this Ward. This Ward also retains the whole of the coastline for this area.</p>
St Marys with Summercombe	St Marys with Summercombe	<p>Only minor changes are proposed to this ward to address properties that have previously been included within the incorrect ward. It is felt that the communities within this Ward have the correct fit (e.g. St Marys and Higher Brixham).</p>

Current Name of Ward	Proposed Name of Ward	Reasons for Composition of Ward
		<p>It is proposed to move the following properties from SD to JB Berry Head as the rest of the street is in this Ward:</p> <ul style="list-style-type: none"> <li>• Odd numbers 17 to 27 Rea Barn Road (approximately 16 electors)</li> </ul>
Tormohun	Hele with Torre	<p>See comments in Torquay Town and Shiphay with the Willows above and Barton with Watcombe below.</p> <p>It is proposed to move the line of the boundary in LD to the other side of The Hollow Main Avenue as this is in HC St Marychurch on the electoral register.</p> <p>The whole of polling districts LC (excluding 45 to 159A Lymington Road and the whole of Sunbury Hill which will move to LB Torquay Town), LD and LE to become part of the new Hele with Torre Ward as this more realistically reflects the communities in this area.</p> <p>The minor change to LC will help to ensure electoral equality across the Hele with Torre and Torquay Town Wards.</p> <p>The current Tormohun Ward almost stretches from one side of Torquay to the other and covers many different communities and has therefore been split.</p>
Watcombe	Barton with Watcombe	<p>See comments in Shiphay with the Willows above.</p> <p>It is proposed to move the whole of Polling District WD to LE Hele with Torre area of Torquay as this area fits more closely with this community.</p> <p>This will also help to maintain electoral equality for this two Councillor</p>

Current Name of Ward	Proposed Name of Ward	Reasons for Composition of Ward
		Ward.
Wellswood	Ellacombe with Torwood	<p>See comments in Ellacombe and Hele with Torre above.</p> <p>It is proposed the change the name of the Ward to Ellacombe with Torwood to reflect the combination of the Wellswood and Ellacombe Wards and that the area is also known as Torwood.</p> <p>The addition of this part of the current Ellacombe Ward will enable this to become a sustainable three Councillor Ward.</p> <p>It is proposed to move the following properties from MC/MD to LA Torquay Town as this area is part of the Strand and has more community links with the Torquay Town Ward than the Ellacombe with Wellswood Ward (407 electors):</p> <ul style="list-style-type: none"> <li>• The Terrace</li> <li>• Montpellier Road</li> <li>• Torwood Street</li> <li>• Parkhill Road</li> <li>• Trinity Hill</li> </ul> <p>This changes also helps to create greater electoral equality between these two Wards.</p>

Detailed Breakdown of Proposed Changes to Warding Patterns

New Polling district (if applicable)	Current Ward Name	Proposed Ward Name Change	Proposed changes/Properties/Roads Affected	Approximate Number of Properties/Electors	Comments	Current Electorate 2016	Predicted Electorate in 2023
AA	Blatchcombe	Paignton West	None		Proposed change of name from Blatchcombe Ward to Paignton West. Blatchcombe does not have any specific meaning to this area as it is made of of several communities each with their very own identity. Paignton West more reflects the area covered by this Ward.	1553	1553
AB	Blatchcombe	Paignton West	None			1455	1668
AC	Blatchcombe	Paignton West	None			1314	1314
AD	Blatchcombe	Paignton West	None			923	923
AE	Blatchcombe	Paignton West	All roads to the south side of Long Road to move to the Broadsands with Galmpton Ward. Aish Road - 0 Stoke Road - 33 Paignton Road - 0 Whitehill Lane - 0 Waddeton Road -4  Even numbers of Brixham Road at Tweenaway - 21	250 houses (new White Rock development) = 500 electors based on 2023 projections (average of 2 electors per property)  31 electors	These 250 properties, 500 electors are on the south side of the Blatchcombe Ward which will have too many electors following the new housing developments in this area. Long Road forms a natural boundary to the Ward. Moving these properties will enable the Churston with Galmpton Ward to have the correct number of electors following the removal of electors from Churston Village.  Move 21 properties, 31 electors on Brixham Road at Tweenaway from AE to IA Goodrington with Roselands as these properties are currently on the opposite side of the community they live in. This will impact on the Parliamentary Boundary for Torbay/Totnes but the Council will write to these people to explain the situation and offer a postal vote until the	1998	3333
AF	Blatchcombe	Paignton West	None			766	766
BA	Cockington with Chelston		None			1869	1919
BB	Cockington with Chelston		Avenue Road - 68	113 electors	Move the boundary to along the railway line up until Chestnut Avenue to to LB Torquay Town as this will assist in enabling electoral equality across the two Wards. The electors in this area are part of their own community.	1715	1715
BC	Cockington with Chelston		None			1727	1754
BD	Cockington with Chelston		None			1062	1062
BE	Cockington with Chelston		None			1840	1847

New Polling district (if applicable)	Current Ward Name	Proposed Ward Name	Proposed changes/Properties/Roads Affected	Approximate Number of Properties/Electors	Comments	Current Electorate 2016	Predicted Electorate in 2023
CA	Clifton with Maidenway		None			1960	2014
CB	Clifton with Maidenway		None			902	902
CC	Clifton with Maidenway		90, 92, 93, 94 and 95 Dolphin Court, Dolphin Crescent - 5  154 and 156 Marldon Road - 2	12 electors  4 electors	Move these five properties, 12 electors from CC to FC Preston Ward as the rest of Dolphin Crescent is part of that Ward.  Move 154 and 156 Marldon Road (2 properties, 4 electors) from CC to AD Blatchcombe as the rest of the road is in this Ward. This will impact on the Parliamentary Boundary for Torbay/Totnes but the Council will write to these people to explain the situation and offer a postal vote until the Parliamentary Boundaries are changed.	1386	1386
CD	Clifton with Maidenway		133, 140 and The Ridings, Waterleat Road - 3	5 electors	Move these three properties, five electors from CD to AD Blatchcombe as the rest of the road is in this Ward. This will impact on the Parliamentary Boundary for Torbay/Totnes but the Council will write to these people to explain the situation and offer a postal vote until the Parliamentary Boundaries are changed.	1184	1184



New Polling district (if applicable)	Current Ward Name	Proposed Ward Name	Proposed changes/Properties/Roads Affected	Approximate Number of Properties/Electors	Comments	Current Electorate 2016	Predicted Electorate in 2023
DA	Ellacombe	Torquay Town	Whole of DA polling district	1482 electors based on 2023 projections	Move the whole of DA polling district to become part of a new Torquay Town Ward as this community sits more closely with the town centre than Ellacombe.	1468	1482
DB	Ellacombe	Ellacombe with Torwood	Whole of DB polling district	1964 based on 2023 projections	Move the whole of DB polling district to become part of the new Ellacombe with Torwood Ward as this community is part of the Ellacombe community. This will help to make the number of electors sufficient for this combined three Councillor Ward.	1954	1964
DC	Ellacombe	Torquay Town	<p>The following streets to be moved to the Torquay Town Ward:</p> <p>Hatfield Road - 44  Henbury Close - 37  Bronshill Road - 86  Lords Place - 45  Netherleigh Road - 16  Windsor Road (2-70A and 1-89) - 106</p> <p>The following streets to be moved to the Ellacombe with Wellswood Ward:</p> <p>All Saints Road - 41  Cary Park Road - 43  Hingston Road - 37  Belmont Road - 52  Carlton Road - 94  Dunmere Road - 58  Kenwyn Road - 98  Windsor Close - 9  Woodville Road - 80  Windermere Road - 33  Mount Hermon Road - 11  Warbro Road (nos 91 to 161) - 39  Windsor Road (72-114 and 91-137) - 64</p>	<p>541 electors based on 2023 to be moved to Torquay Town Ward.</p> <p>1017 electors based on 2023 projections to be moved to Ellacombe with Wellswood Ward.</p>	The properties to be moved to the Torquay Town Ward sit more with this community and will help to create a viable two Councillor Ward for the town centre and surrounding area. The remaining properties are part of the existing Ellacombe community and will help make this combined Ward a sustainable three Councillor Ward.	1558	1558
FA	Preston		None			1872	1999
FB	Preston		None			1777	1798
FC	Preston				See comments in CC Clifton with Maidenway	2126	2126
FD	Preston		None			2283	2292

New Polling district (if applicable)	Current Ward Name	Proposed Ward Name	Proposed changes/Properties/Roads Affected	Approximate Number of Properties/Electors	Comments	Current Electorate 2016	Predicted Electorate in 2023
GA	Churston with Galmpton		None			800	800
GB	Churston with Galmpton		None			1681	1681
GC	Churston with Galmpton		None			955	955
GD	Churston with Galmpton		None			1015	1015
GE	Churston with Galmpton		None		See comments in JF Berry Head and AE Paignton West above.	1195	1391
HA	St Marychurch		None			467	625
HB	St Marychurch		None			1685	1685
HC	St Marychurch		None			1721	1721
HD	St Marychurch		None			1700	1713
HE	St Marychurch		None			1424	1457
HF	St Marychurch		None			1489	1489
IA	Goodrington with Roselands				See comments in AE Blatchcombe above.	2191	2191
IB	Goodrington with Roselands		None			1069	1069
IC	Goodrington with Roselands		Batson Gardens - 6 Elmsleigh Road - 91 Fisher Street 1-7 Christine Court, 21, 23, 28, 30 and 32 - 12	6 electors 115 electors 19 electors	Move these properties (140 electors) from IC to RD Roundham with Hyde as they form part of the St Michaels community.	1184	1184
ID	Goodrington with Roselands		None			1231	1231

New Polling district (if applicable)	Current Ward Name	Proposed Ward Name	Proposed changes/Properties/Roads Affected	Approximate Number of Properties/Electors	Comments	Current Electorate 2016	Predicted Electorate in 2023
JA	Berry Head with Furzeham	Berry Head	None		Change of name from Berry Head with Furzeham to Berry Head as this reflects the name of the area covered by this Ward following the removal of JF from the Ward.	1048	1195
JB	Berry Head with Furzeham	Berry Head	None			1087	1265
JC	Berry Head with Furzeham	Berry Head	21 Burton Street	2 electors	Move 21 Burton Street (2 electors) from JC to SD in St Marys with Summercombe as the rest of this street is in this Ward/Polling District.	1111	1111
JD	Berry Head with Furzeham	Berry Head	Churston Way - 60 Copythorne Close - 9 Copythorne Road - 50 Higher Copythorne - 18 Higher Rydons - 13 Rydons - 10 Wayside - 13 Wayside Close - 4	320 electors	Move 177 properties, 320 electors from JD to JF to become part of the GE Polling District in the Churston with Galmpton Ward. This is to enable greater electoral equality within these two Wards.	1448	1463
JE	Berry Head with Furzeham	Berry Head	None			964	980
JF	Berry Head with Furzeham	Berry Head	Whole of Polling District JF	1797 electors based on 2023 projections	Move the whole of Polling District JF to GE Churston with Galmpton as the current Berry Head Ward does not have enough Councillors to sustain a three Councillor Ward so the area will be reduced to become a two Councillor Ward and the Churston with Galmpton Ward will be increased to become a sustainable three Councillor Ward. The community of Furzeham has close links to the Churston with Galmpton Ward and has previously formed part of the same Ward.	1797	1797
LA	Tormohun	Torquay Town	None		Change of name from Tormohun to Torquay Town Ward as this reflects the newly formed town centre and surrounding area Ward.	1625	1759
LB	Tormohun	Torquay Town	None			1389	1427
LC	Tormohun	Hele with Torre	Whole of LC Polling District except 45 to 159A Lymington Road (up to the Coach Station) and the whole of Sunbury Hill	107 electors	This Polling District (excluding 45 to 159A Lymington Road and Sunbury Hill which moves to LB Torquay Town) to become part of the new Hele with Torre Ward as this more realistically reflects the communities in this area.	1815	1845
LD	Tormohun	Hele with Torre	The Hollow Main Avenue Whole of LD Polling District	no electors affected as they are in the correct ward on the electoral register	Move the line of the boundary in LD to the other side of The Hollow Main Avenue as this is in the HC St Marychurch Polling District/Ward.  This Polling District to become part of the new Hele with Torre Ward as this more realistically reflects the communities in this area.	2251	2325
LE	Tormohun	Hele with Torre	Whole of LE Polling District		This Polling District to become part of the new Hele with Torre Ward as this more realistically reflects the communities in this area.	724	724

New Polling district (if applicable)	Current Ward Name	Proposed Ward Name Change	Proposed changes/Properties/Roads Affected	Approximate Number of Properties/Electors	Comments	Current Electorate 2016	Predicted Electorate in 2023
MA	Wellswood	Ellacombe with Torwood	None		Proposed change of name from Wellswood to Ellacombe with Torwood to reflect the newly combined three Councillor Ward which covers these communities.	1824	1855
MB	Wellswood	Ellacombe with Torwood	None			1576	1576
MC	Wellswood	Ellacombe with Torwood	The Terrace - 20 Montpellier Road - 35 Torwood Street - 43	98 electors	This area of Wellswood is part of the Strand area and has more community links with the Town Centre Ward than the Ellacombe with Wellswood Ward.  This change also helps to create greater electoral equality between these two Wards.	1585	1653
MD	Wellswood	Ellacombe with Torwood	Parkhill Road - 249 Trinity Hill - 21	309 electors	This area of Wellswood is part of the Strand area and has more community links with the Town Centre Ward than the Ellacombe with Wellswood Ward.  This change also helps to create greater electoral equality between these two Wards.	1398	1398

New Polling district (if applicable)	Current Ward Name	Proposed Ward Name	Proposed changes/Properties/Roads Affected	Approximate Number of Properties/Electors	Comments	Current Electorate 2016	Predicted Electorate in 2023
RA	Roundham with Hyde	Coverdale	None		It is proposed to change the name of this Ward back to the Coverdale Ward as this more accurately describes the area covered by this Ward. It was previously called Coverdale Ward.	1162	1170
RB	Roundham with Hyde	Coverdale	None			809	925
RC	Roundham with Hyde	Coverdale	None			1471	1471
RD	Roundham with Hyde	Coverdale	1A, 3, 5, 22, 22A and 22B Winner Hill Road  Torbay View, Colley End Park		Move these six properties, 7 electors from RD to CD Clifton with Maidenway as the rest of the road already sits in this Ward/Polling District.  Move the three Torbay View properties, 6 electors from RD to CB Clifton with Maidenway as the rest of the properties in Colley End Park are in this Ward/Polling District.	2140	2194
SA	St Marys with Summercombe	St Marys with Summercombe	None			1237	1237
SB	St Marys with Summercombe	St Marys with Summercombe	None			1439	1439
SC	St Marys with Summercombe	St Marys with Summercombe	Odd numbers 17 to 27 Rea Barn Road	16 electors	Move these six properties, 16 electors from SC to JB polling District in Berry Head as the rest of Rea Barn Road is in this Ward/Polling District.	1583	1636
SD	St Marys with Summercombe	St Marys with Summercombe	None			1429	1429
TA	Shiphay with the Willows	Barton with Watcombe	Whole of TA polling district (excluding Hele Road - 36)	1901 electors based on 2023 projections	Move Polling District TA (excluding Hele Road, 36 properties, 53 electors which will move to Hele with Torre) to Barton with Watcombe Ward as the Shiphay with the Willows Ward is too large. The willows community is split into two distinct areas and this part of the Ward sits more closely with the Barton community and also includes the new Beechfield development which the community feels sits with Barton.	1784	1901
TB	Shiphay with the Willows	Shiphay with the Willows	None			1259	1513
TC	Shiphay with the Willows	Shiphay with the Willows	None			2006	2108
TD	Shiphay with the Willows	Shiphay with the Willows	None			2160	2262
WA	Watcombe	Barton with Watcombe	None			1907	1907
WB	Watcombe	Barton with Watcombe	None			1401	1401
WC	Watcombe	Barton with Watcombe	None			772	772
WD	Watcombe	Hele with Torre	Whole of WD polling district	902 electors based on 2023 projections	Move the whole of WD Polling District to LE Hele with Torre as this community has greater links with the Hele and Torre area of Torquay.	902	902

Current Name of ward	Proposed Name of Ward	Number of cllrs per ward	No of electors 2016	No of electors 2023	Polling District A	Polling District B	Polling District C	Polling District D	Polling District E	Polling District F	Polling District G	Polling District change	Polling District Change	No of electors with changes	Average no of electors per Councillor	No of electors difference to average	Percentage difference
Berry Head-with-Furzeham	Berry Head	2	7,455	7,811	1,195	1,265	1,111	1,463	980		-2	16	-320	5,708	2,854	-18	0%
Blatchcombe	Paignton West	3	8,009	9,557	1,553	1,668	1,314	923	3,333	766	-500	9	-31	9,035	3,012	139	5%
Churston-with-Galmpton	Broadsands with Galmpton	3	5,646	5,842	800	1,681	955	1,015	1,391	500	1,797	320		8,459	2,820	-53	-2%
Clifton-with-Maidenway	Clifton with Maidenway	2	5,432	5,486	2,014	902	1,386	1,184	-12	-9	13			5,478	2,739	-133	-5%
Cockington-with-Chelston	Cockington with Chelston	3	8,213	8,339	1,919	1,715	1,754	1,062	1,847	-113	0			8,184	2,728	-144	-5%
Ellacombe	Torquay Town	2	4,980	5,004	1,482	1,558	1,759	1,427	-1,189	107	113	172	407	5,836	2,918	46	2%
Goodrington-with-Roselands	Goodrington with Roselands	2	5,675	5,675	2,191	1,069	1,184	1,231	-140	31	0			5,566	2,783	-89	-3%
Preston	Preston	3	8,058	8,173	1,999	1,798	2,126	2,292	12	0	0			8,227	2,742	-130	-5%
Roundham-with-Hyde	Roundham with Hyde	2	5,582	5,760	1,170	925	1,471	2,194	-13	140	0			5,887	2,944	71	2%
Shiphay-with-the-Willows	Shiphay with the Willows	2	7,209	7,784	1,513	2,108	2,262	-53	0	0	0			5,830	2,915	43	1%
St. Marychurch	St Marychurch	3	8,486	8,689	625	1,685	1,721	1,713	1,457	1,489	0			8,690	2,897	24	1%
St. Mary's-with-Summercombe	St Marys with Summercombe	2	5,688	5,741	1,237	1,439	1,636	1,429	-16	2	0			5,727	2,864	-9	0%
Tormohun	Hele with Torre	2	7,804	8,081	1,845	2,325	724	902	-107	53	0			5,742	2,871	-1	0%
Watcombe	Barton with Watcombe	2	4,982	4,982	1,907	1,401	772	1,901	0	0	0			5,981	2,991	118	4%
Wellswood	Ellacombe with Torwood	3	6,383	6,482	1,964	1,189	1,855	1,576	1,653	1,398	-172	-407		9,056	3,019	146	5%
Total		36	99,602	103,406										103,406			
Average no of electors per Cllr				2,872													

Average 2,872

Highlighted shows where there have been changes to the Ward

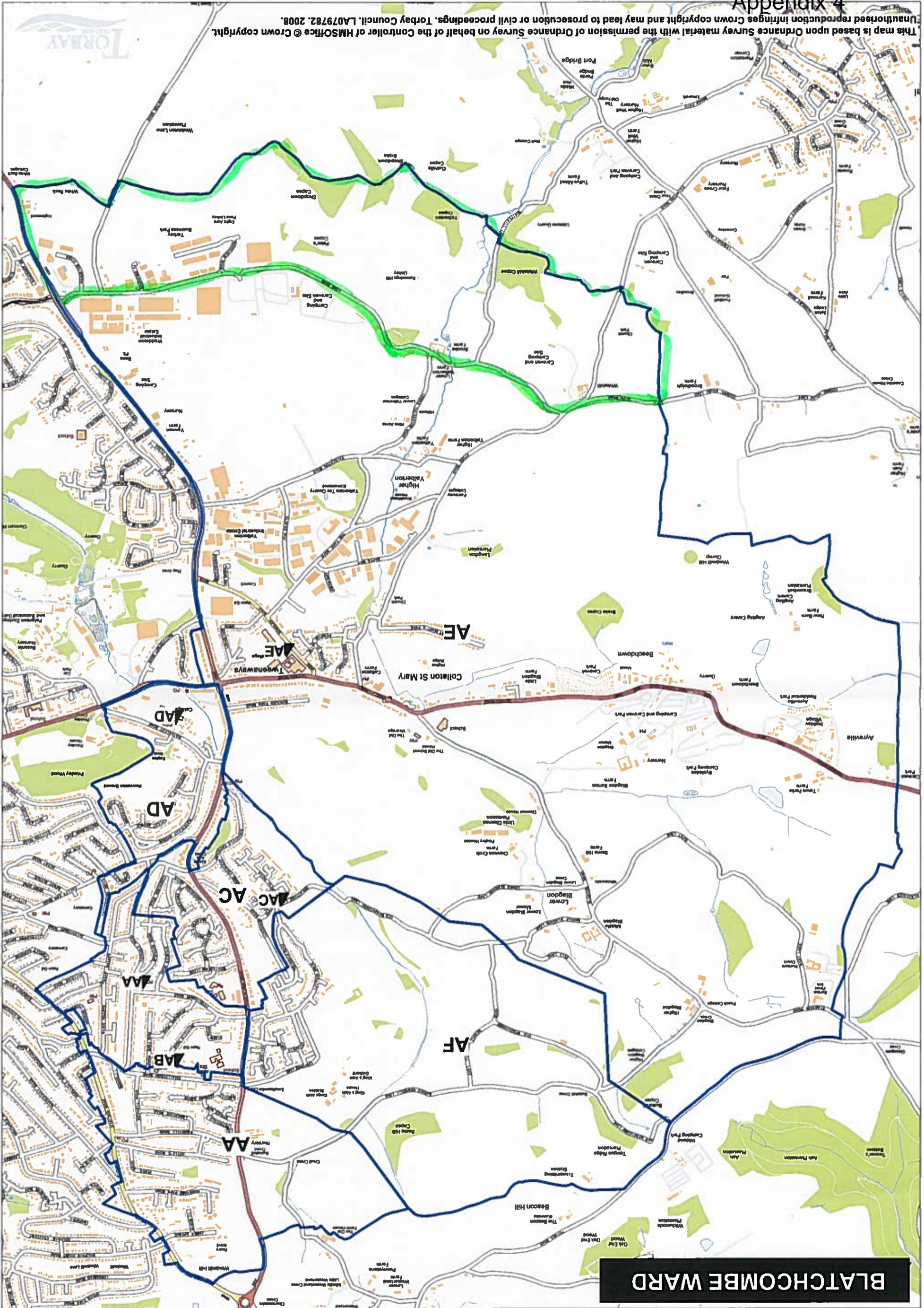
Yellow highlighted shows change to number of Councillors per Ward







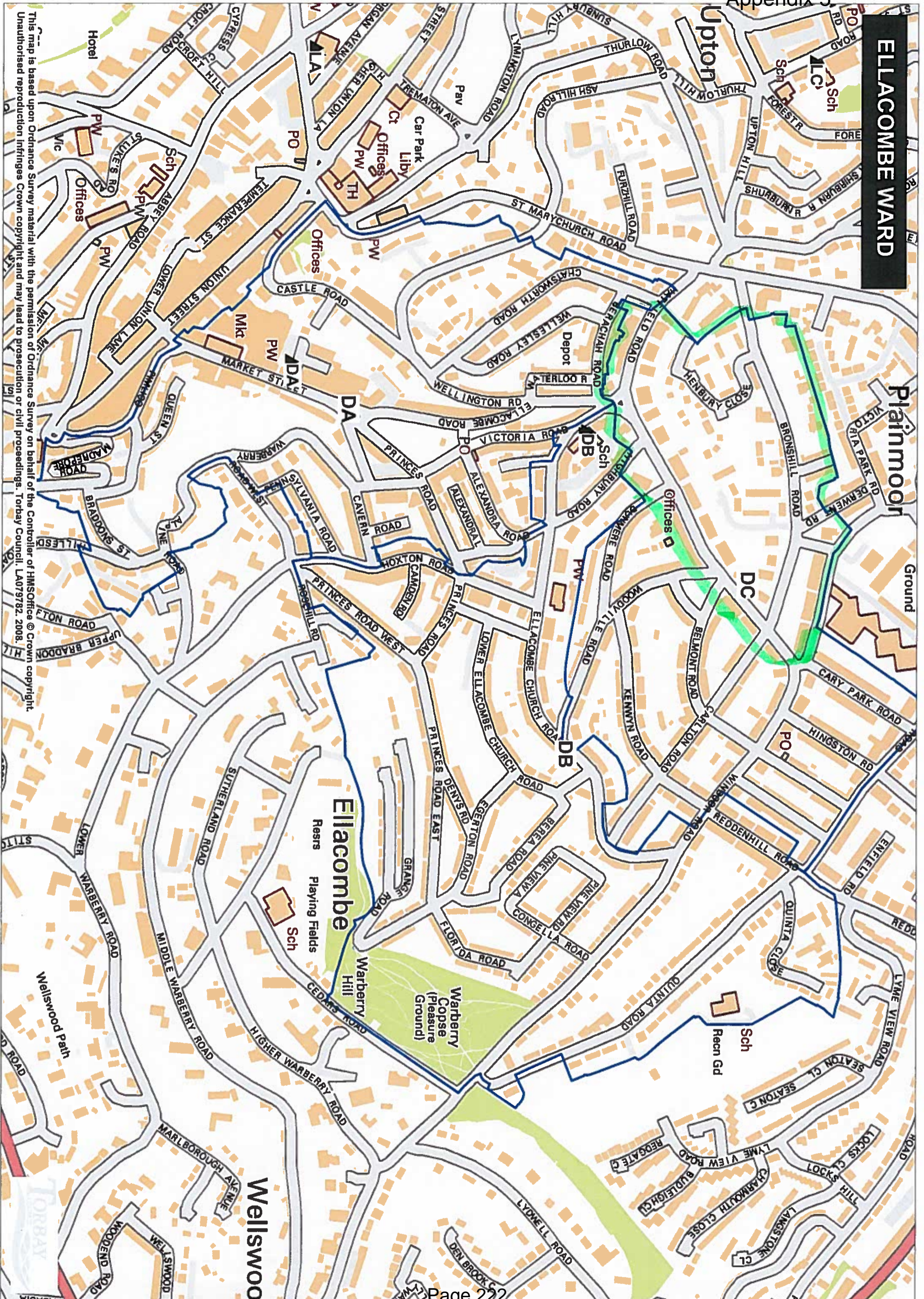
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MAP 2



**ELLACOMBE WARD**



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Map 3



### Feedback on Warding Patterns

From	Suggestions																																								
<p>Councillors Ellery, Morey and Stockman (Berry Head with Furzeham Ward Councillors)</p>	<p>See the breakdown of statistics for the Berry Head with Furzeham Ward.</p> <p><b>Land identified for housing needs.</b> Some of these projects have already commenced and all have been identified in the Torbay Local Plan and the Brixham Neighbourhood Plan.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Wall Park Holiday Camp</td> <td style="text-align: right;">173 homes</td> </tr> <tr> <td>Fishcombe.</td> <td style="text-align: right;">30. "</td> </tr> <tr> <td>Kings Drive.</td> <td style="text-align: right;">22. "</td> </tr> <tr> <td>Douglas Avenue.</td> <td style="text-align: right;">12. "</td> </tr> <tr> <td>Town Centre.</td> <td style="text-align: right;">25. "</td> </tr> <tr> <td>Northcliffe Hotel Site.</td> <td style="text-align: right;">15. "</td> </tr> <tr> <td>Torbay Trading Estate.</td> <td style="text-align: right;">15. "</td> </tr> <tr> <td>Oxen Cove/Freshwater Quarry.</td> <td style="text-align: right;">10. "</td> </tr> <tr> <td>Brixham Police Station.</td> <td style="text-align: right;">7. "</td> </tr> <tr> <td colspan="2" style="border-top: 1px solid black;"></td> </tr> <tr> <td>Total project increase. (Larger developments only.)</td> <td style="text-align: right;">310. "</td> </tr> </table> <p><b>Projected Employment and Training Opportunities.</b></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Oxen Cove/Freshwater Quarry.</td> <td style="width: 10%;">Yield</td> <td style="text-align: right;">2000 (Sqm)</td> </tr> <tr> <td>Torbay Trading Estate.</td> <td style="text-align: center;">"</td> <td style="text-align: right;">186 (Sqm)</td> </tr> <tr> <td>74 New Road.</td> <td style="text-align: center;">"</td> <td style="text-align: right;">93 (Sqm)</td> </tr> <tr> <td>Brixham Town Centre.</td> <td style="text-align: center;">"</td> <td style="text-align: right;">500 (Sqm)</td> </tr> <tr> <td colspan="3" style="border-top: 1px solid black;"></td> </tr> <tr> <td>Total projected increase</td> <td style="text-align: center;">"</td> <td style="text-align: right;">979 (Sqm)</td> </tr> </table> <p>1. The whole of Brixham Town Centre lies within the Berry Head with Furzeham Ward as do all of the above potential employment opportunities.</p> <p>As a result of the current situation and the likely increases shown in housing numbers and employment numbers above, the workload of the three ward councillors has and will increase thus requiring Berry Head with Furzeham to remain a three member Ward.</p> <p>2. As previously mention there have been a few anomalies thrown up by the last Boundary Review:</p> <p style="padding-left: 40px;">(A) Numbers 17 to 27 Rea Barn Road (six houses, 16 electors) are allocated to St. Mary's with Summercombe Ward, whereas the remaining houses on either side of those six are allocated to the Berry Head with Furzeham and these should be moved.</p>	Wall Park Holiday Camp	173 homes	Fishcombe.	30. "	Kings Drive.	22. "	Douglas Avenue.	12. "	Town Centre.	25. "	Northcliffe Hotel Site.	15. "	Torbay Trading Estate.	15. "	Oxen Cove/Freshwater Quarry.	10. "	Brixham Police Station.	7. "			Total project increase. (Larger developments only.)	310. "	Oxen Cove/Freshwater Quarry.	Yield	2000 (Sqm)	Torbay Trading Estate.	"	186 (Sqm)	74 New Road.	"	93 (Sqm)	Brixham Town Centre.	"	500 (Sqm)				Total projected increase	"	979 (Sqm)
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From	Suggestions
	<p>(B) 21 Burton Street has been allocated to the Berry Head with Furzeham Ward, whereas all other houses in Burton Street are allocated to St Mary's with Summercombe and should be moved.</p>
<p>Councillors Bye (Wellswood Ward Councillor)</p>	<p>Just to say James &amp; I discussed the Boundary Review issue with Wellswood Conservative Committee colleagues last evening &amp; our/their view is very much along the lines of supporting a bigger three member Wellswood Ward (perhaps similar to the old Torwood Ward, including the Harbour, lower town centre, Abbey Road/St Lukes area) rather than losing a part of the existing Wellswood Ward to make a new more compact two member Ward.</p> <p>In any case it is absolutely my view there should be broad equality of members to electors &amp; the current situation in Wellswood (&amp; even more so in Shiphay/Willows) is completely unacceptable &amp; I very much welcome this review. Every elector should be fairly &amp; equally represented!</p> <p>The name of the Ward should be Torwood as before.</p>
<p>Councillor O'Dwyer (Wellswood Ward Councillor)</p>	<p>Having discussed this with constituents and my other Ward Councillor.</p> <p>I am of the opinion that the inclusion of the St Luke's area along with the Harbour area would make more sense in terms of community and similarities they share rather than the long conurbation of Tormohun.</p> <p>This increase of Wellswood Ward could also allow Cockington and Chelston to subsequently tidy up the bottom bit of Tormohun around Avenue road, Bridge road and Falkland road through to the Torre Abbey and Chestnut Avenue area and gain their required additional percentages.</p> <p>These two wards could then boarder each other at Abbey Sands/Kings Road or Sheddon Hill who whichever allows for more precise voter figures.</p> <p>Although how you subsequently title the Wellswood ward it is another thing with the current Wellswood but adding St Luke's and including the Warberry's area with the Harbour coming back in from the last boundary changes.</p>
<p>Councillors Mills and Stubley (Churston with Galmpton Ward Councillors)</p>	<p>Churston with Galmpton Ward.</p> <p>Both Cllr Stubley and myself are happy with the Ward boundaries as they exist at present. The only anomaly being it would be logical</p>

From	Suggestions
	to include Stabb Drive within our boundaries as it is landlocked from its existing Ward.
Councillor Parrott (Ellacombe Ward Councillor)	<p>In addition to the wider issues relating to demographics/JSNA/deprivation and councillor workload correlations that I raised yesterday, I would draw your attention to the following re Ellacombe Ward -</p> <p>Unlike some other wards, Ellacombe is a cohesive urban ward with a sound sense of its own identity. I suggest, therefore, that it will need comparatively little attention from the Commission.</p> <p>There are a few split roads along boundaries with St Marychurch and Wellswood that you may like to consider e.g. lateral division of Warboro Road, and divisions of Warberry Road West, and Alpine Road.</p> <p>In view of this, two councillors appears to be the appropriate number. If there is a need for minor adjustments to numbers of residents served, then some attention/adjustments to split roads identified above would satisfy such a need.</p>
Councillors Lewis (C), Sykes and Tolchard (Preston Ward Councillor)	<p>As one of the Councillors for Preston I wish to see the boundaries of the Ward remain as they are. The number of electors for the Ward are in line with the average for a three Councillor Ward. The Ward has a good community base and has a monthly magazine, The Beach Hut, which is circulated throughout the Ward.</p> <p>I have represented the Ward for over ten years and built up many community contacts over that period, it would be a shame to change the Ward of Preston.</p>
Councillor Thomas (D) (Blatchcombe Ward Councillor)	Consider moving part of Churston into Berry Head and move part of Blatchcome into Churston.
Councillor Kingscote (Shiphay with the Willows Ward Councillor)	<p>Move Hele Road from Shiphay with the Willows into Tormohun. Move the following from Shiphay with the Willows into Watcombe:</p> <ul style="list-style-type: none"> <li>• Barton Hill Road up to the junction of Kingskerwell Road</li> <li>• Barton Hill Way</li> <li>• South Parks Road</li> <li>• Danvers Road</li> <li>• Erica Drive</li> <li>• Bottom Park Lane</li> <li>• Hatchcombe Lane</li> <li>• Beechfield Avenue</li> <li>• New Beechfield Avenue development</li> </ul> <p>Kingskerswell Road to remain in Shiphay with the Willows.</p>

From	Suggestions
	<p>Move Hele Road to Tormohun.  Move the following from Cockington with Chelston to Shiphay with the Willows:</p> <ul style="list-style-type: none"> <li>• Shiphay Lane</li> <li>• Shiphay Avenue</li> <li>• Marldon Road (both sides of the road)</li> <li>• Shiphay Manor Road</li> <li>• Marlow Close</li> <li>• Queensway Crescent</li> <li>• Queensway Close</li> <li>• Heywood Close</li> <li>• Fletcher Close</li> <li>• Wordsworth Close</li> <li>• Queensway (from north of Wordsworth Close)</li> <li>• Upper Cockington Lane</li> <li>• School grounds but not Hawkins Avenue</li> </ul> <p>This feedback is based on discussions with residents and where they feel their community is.</p>
<p>Councillor Tyerman  (Goodrington with Roselands Ward Councillor)</p>	<p>Move the following from IC Goodrington with Roselands to RD Roundham with Hyde as they belong to Paignton Town Centre:</p> <ul style="list-style-type: none"> <li>• Batson Gardens (33 - 36 and The Store – 6 properties, 6 electors)</li> <li>• Elmsleigh Road (91 properties, 115 electors)</li> <li>• Elmsleigh Park (45 properties, 60 electors)</li> <li>• Fisher Street (92 properties, 118 electors)</li> <li>• Dartmouth Road (near Roundham approximately 10 properties)</li> </ul> <p>Consider moving polling district GA from Churston with Galmpton to Goodrington with Roselands (446 properties/809 electors).</p>
<p>Councillor Excell  (Tormohun Ward Councillor)</p>	<p>Quarry in polling district LD in Tormohun should be moved to polling district HC in St Marychurch as you have to access it from that side.  Move Newton Road from Torre Station onwards to Cockington with Cheston.  Consider moving LE in Tormohun to Watcombe as they do not feel part of Tormohun (557 properties/743 electors).  Stop Tormohun Ward at the Clock Tower at the Strand and move the rest into Wellswood.</p>
<p>Councillors Tyerman and Thomas (D)</p>	<p>The bottom of Brixham Road should be moved from AE to IA (even numbers after Tweenaway Cross – 21 properties) as they are on the opposite side of the road to the community they are currently in.</p>
<p>Tracey Cabache and Darren Cowell (Torbay)</p>	<p>Consider creating a Hele, Barton, Watcombe Ward with 3 Councillors with the boundary being Cricketfield Raod including Audley Avenue (see map A).</p>

From	Suggestions
<p>Community Development Trust/ Community Partnerships)</p>	<p>Move the following from Ellacombe into Tormohun:</p> <ul style="list-style-type: none"> <li>• Market Street</li> <li>• Queen Street</li> <li>• Castle Road</li> <li>• Madrepore Road</li> </ul> <p>Consider an Ellacombe and Plainmoor Ward (see map B)  Consider a Barton and the Willows Ward with 2 Councillors due to the high level of development in the area.  New White Rock development has more linkages with Goodrington with Roseland than any other ward – consider including Borough Road and Tor Park Road in this area.  Move area of IC in Goodrington with Roselands to Roundham with Hyde as this fits better with the natural communities of St Michaels (see maps C and D).  Consider amending the Churston with Gampton Ward and Goodrington with Roselands Ward to align with the Goodrington, Roselands and Hookhills Community Partnership Area (see Map E).  Consider making the following changes to the Ellacombe/Tormohun/Wellswood Wards (see map G – these were not supported by the Ward Councillors so were not implemented by the Community Partnerships)  Consider making changes to the Preston Ward to reflect actual communities (although this may make the Ward too large) (see Map F).</p>
<p>Councillor Lewis (B) (Roundham with Hyde Ward Councillor)</p>	<p>Having been the Ward Councillor for just over two years I believe the boundaries should remain as they are for Roundham with Hyde. The number of electors appears to be on the average for a two Councillor Ward. There is a strong sense of community within the Ward and it would be a shame to break that up.</p>
<p>Councillor Darling (Watcombe Ward Councillor)</p>	<p>Watcombe Ward  It strikes me as odd that Watcombe beach is not in the Ward. I would suggest including the coastal strip including Maiden combe in the ward.</p> <p>Reason – including all that is Watcombe in the Ward including Watcombe heights.</p> <p>You may also want to consider including the Willows in the Ward this may make it a three member ward.</p> <p>Reason – Riviera way is a natural ward boundary. Barton Hill Rd and Roads off are more related to the Barton &amp; Watcombe community</p> <p>The willows are a single community that relates better to Barton.</p>

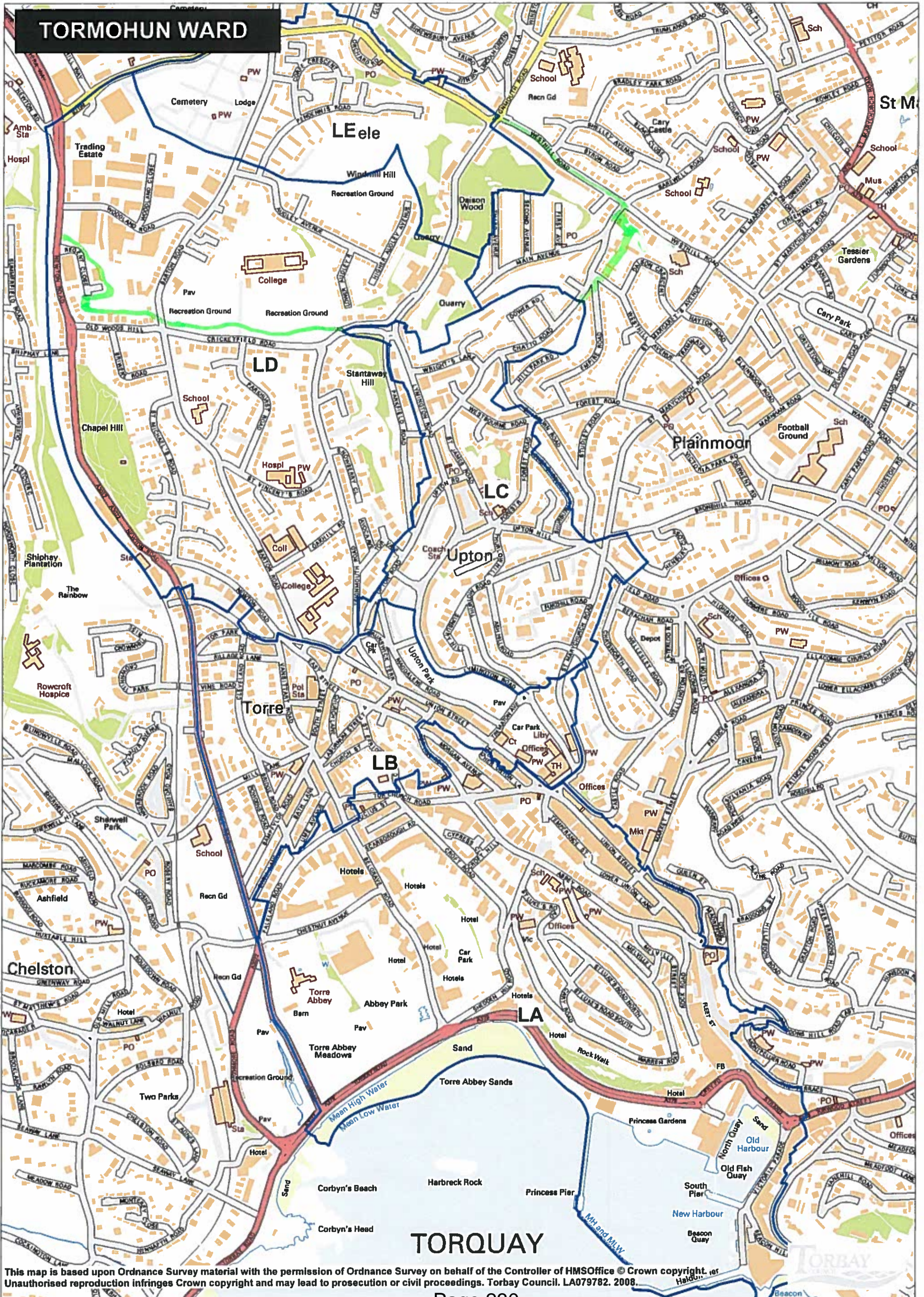
From	Suggestions
	<p>Shiphay &amp; the Willows Ward            If the Willows are taken out of this ward then it may need to expand to include the remainder of Shiphay and the lower part of Chelston. This may have the knock on effect of this may resulting in a Livermead and Cockington two member ward.            Reason - This would more truly reflect local communities that are currently split.</p> <p>I do not see the logic of have whole town centres in one ward as the surrounding residential areas will relate to them.</p>
<p>Councillors Doggett and Sanders (Clifton with Maidenway Ward Councillors)</p>	<p>Some minor(ish) amendments:</p> <p>It is predicted that Clifton With Maidenway Ward will be -2% regarding population/ voters for the 2019 Election and -5% for the 2023 Election. This is because there will be little fresh provision of housing within the Ward. In reality there is only the former Police Station site, Blatchcombe. Road/Southfield Road, that will deliver some extra housing.</p> <p>Suggest we take in the Winner Street area, as it is adjacent to the Clifton With Maidenway Ward, and would give us an interest in the commercial affairs of the town given there are only two - a Spar and a takeaway - businesses within the current ward boundaries. It would be a natural addition to the ward as many traders assume they are within it, and their main footfall comes from residents who reside within it. We could also take in the opposite side of Cecil Road (22 properties, 45 electors) and if more numbers were needed Churchward Road (14 properties, 28 electors) as well.</p> <p>If there is a desire to move towards three member wards then taking in the whole town centre area currently within Roundham with Hyde, but not including the Roundham polling district, would be the logical way forward and if there is a need to reduce numbers, the Southfield, Laura areas have more in common with parts of the Preston Ward than anywhere else.</p> <p>We have assumed that because Blatchcombe Ward is in a different Parliamentary Constituency no changes with constituents in the Torbay Constituency would be contemplated, however, were it possible to swap with another constituency then the 2 Marldon Road properties, in CC TQ3 1JZ, numbers 154, 156 (4 electors), should be in Blatchcombe Ward (AD), as should the 2 Waterleat Road properties in CD (TA3 3UD) 133/ 140 (4 electors) and not in the Clifton with Maidenway Ward.</p>

From	Suggestions
	<p>Other thoughts:</p> <p>The Residents of Torbay View (TQ3 3DE) in Colley End Park, at present in RD in Roundham and Hyde, would be better accessed / served if absorbed in Clifton With Maidenway CB (3 properties, 6 electors).</p> <p>The Winner Hill Road bit in Roundham and Hyde (1A, 3, - TQ3 3BS) would be better accessed / served within CliftonWith Maidenway.</p> <p>In Reverse, Dolphin Court, Dolphin Cresnet properties, CC district, odds 93, 95, evens 90, 92, 94, at present in Clifton With Maidenway Ward, should be moved to the Preston Ward.</p>

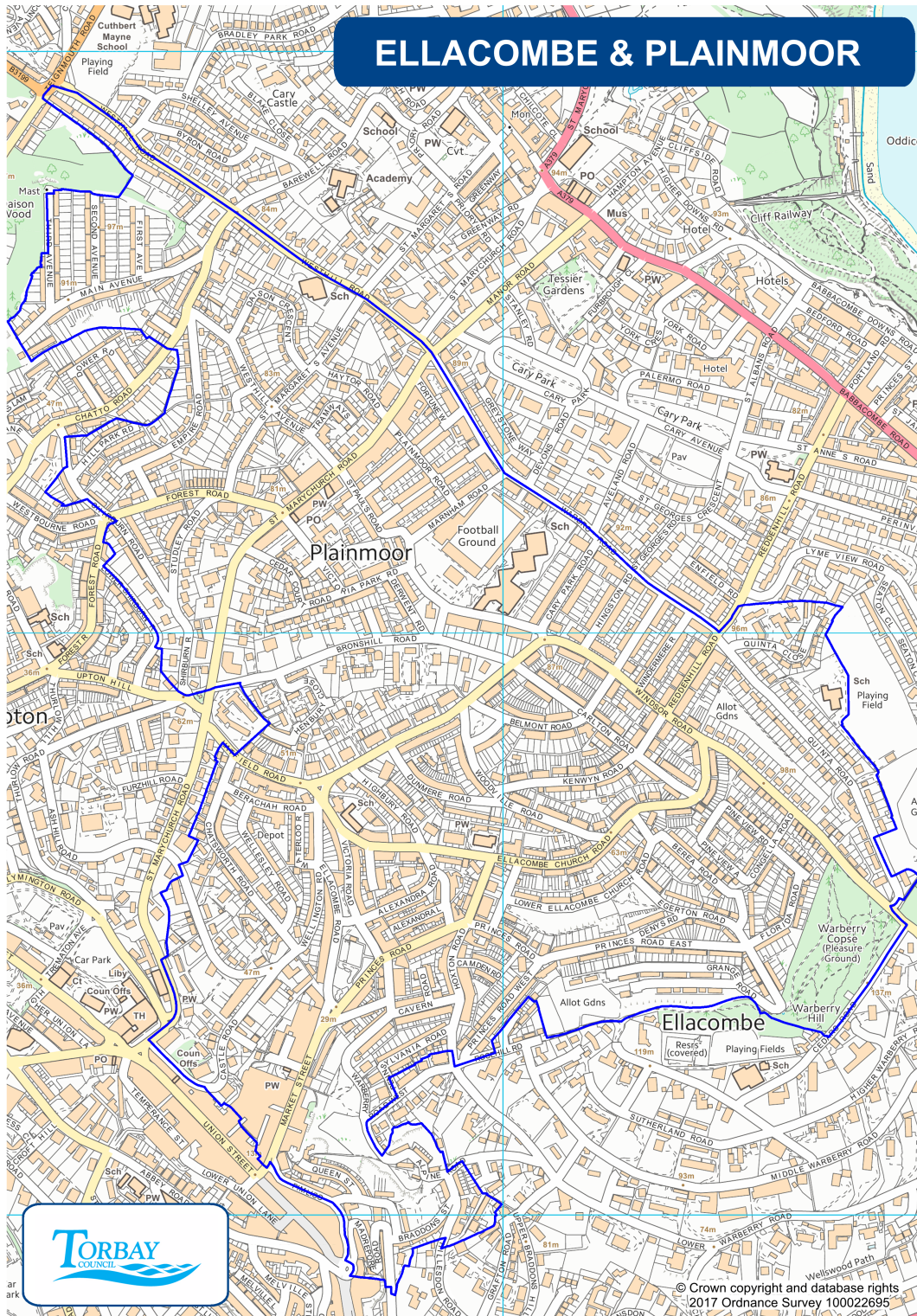


TORBAY COT / COMMUNITY PARTNERSHIP

FEEDBACK . MAP A.









TORBAY COT | COMMUNITY PARTNERSHIP FEEDBACK  
MAP C

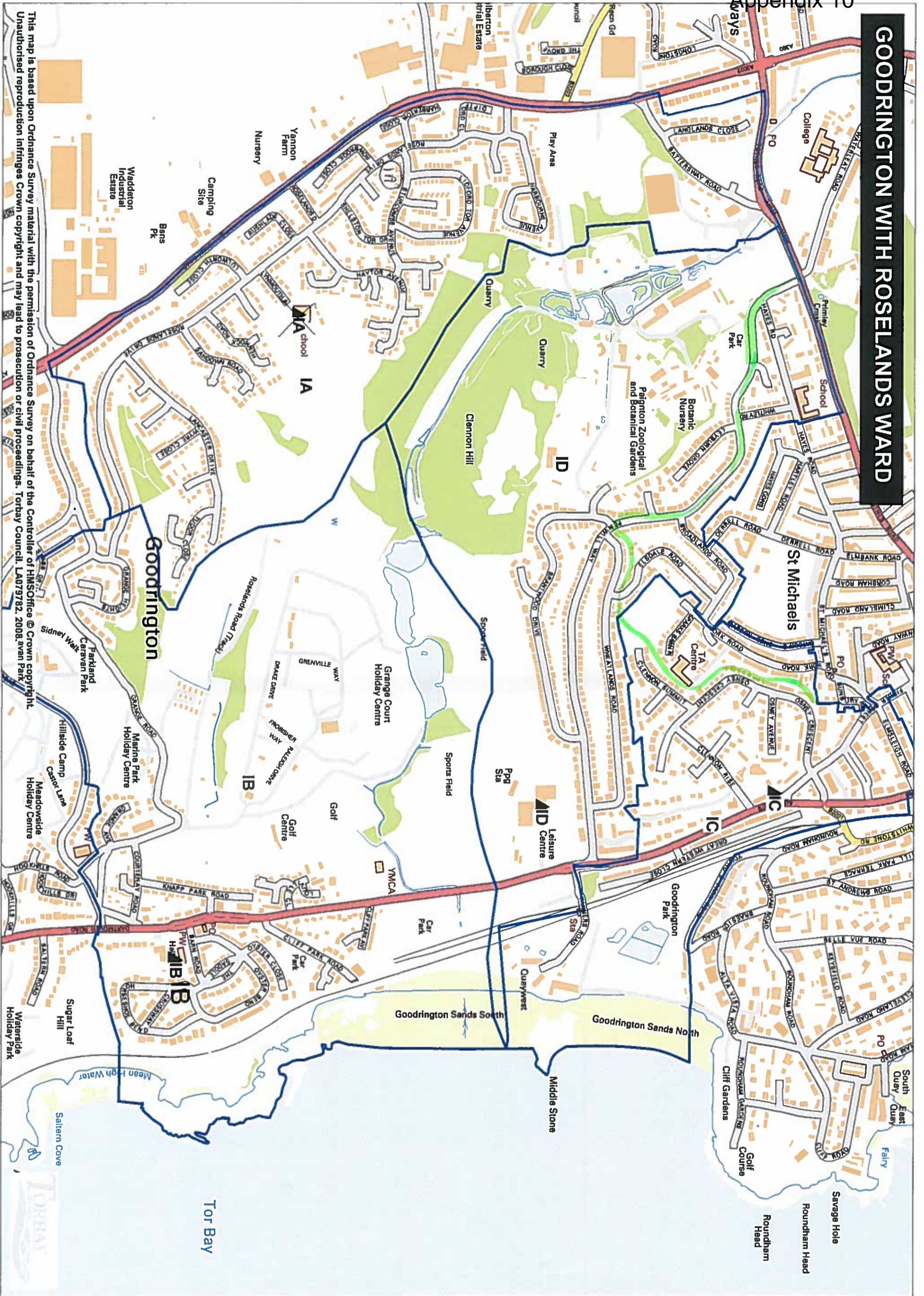


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**GOODRINGTON WITH ROSELANDS WARD**



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TORBAY COT (COMMUNITY PARTNERSHIP FEEDBACK  
MAP D.  
Page 233



# GOODRINGTON, ROSELANDS AND HOOKHILLS COMMUNITY PARTNERSHIP AREA



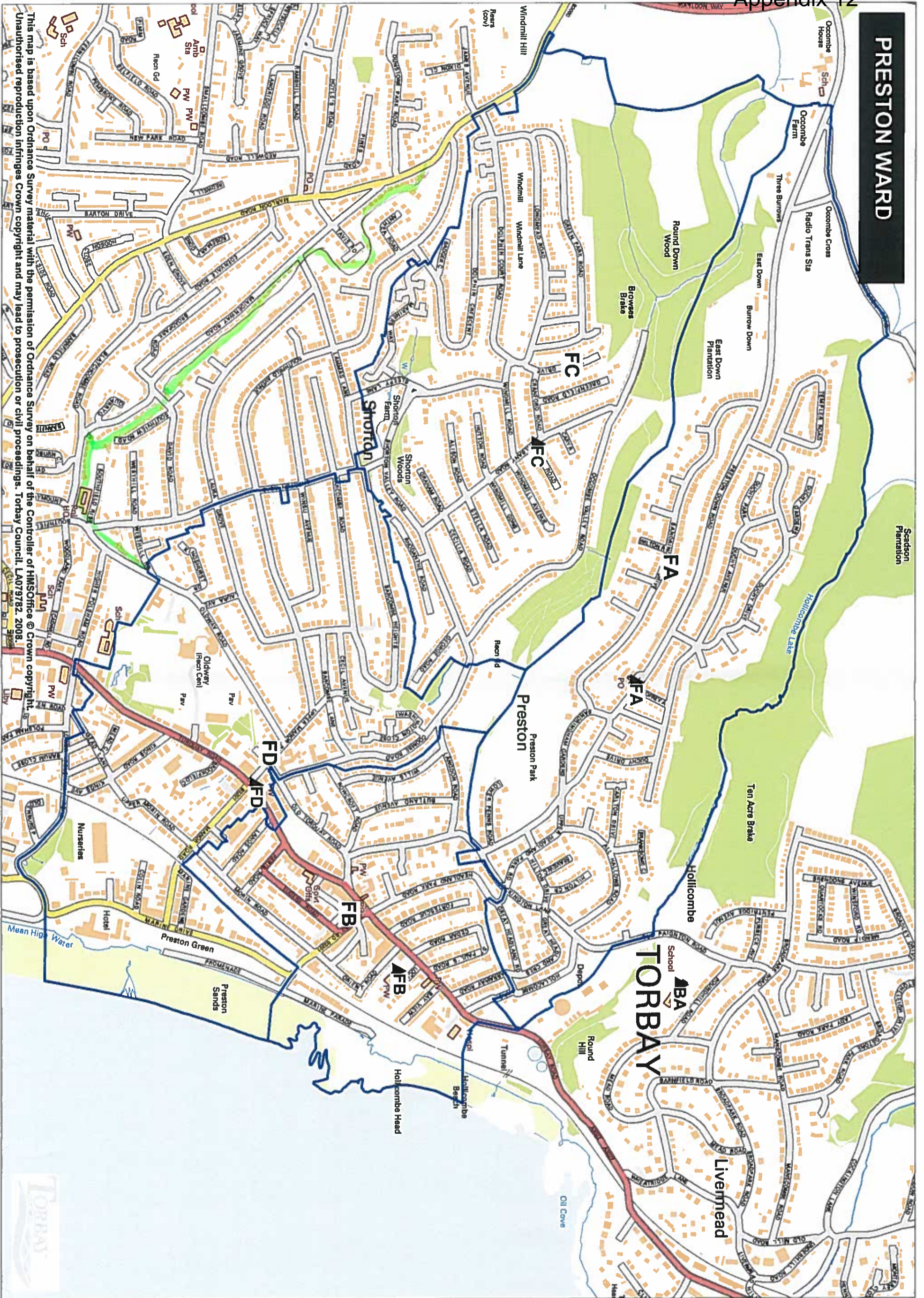
MAP E

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**PRESTON WARD**



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# PROPOSED CHANGES TO THE TORMOHUN COMMUNITY PARTNERSHIP AREA



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**Agenda Item 14, Review of Electoral  
Arrangements – Submission by Torbay Council**

**Liberal Democrat Group Amendment 1**

**Council Meeting**

**20 July 2017**

**(Amendments shown in bold text)**

Proposed Amendment:

- 3.1 That, **subject to the following changes**, the Proposed Changes to Warding Patterns – Submission by Torbay Council set out in Appendices 1 and 5 to the submitted report be approved for submission to the Local Government Boundary Commission for England:
- (a) **move the whole of the Ellacombe Ward (Polling Districts DA, DB and DC) and Polling Districts LA and LB (Tormohun Ward) to become a new Ellacombe and Torquay Central Ward (8,190 electors, plus 407 from changes proposed in the Officer report, the proposed changes from Polling District LC to LB and BB to LB would not be implemented) – this will become a three Councillor Ward and the Torwood/Wellswood Ward would remain a two Councillor Ward (this change would result in the Ellacombe and Torquay Central Ward being on par with the average number and the Torwood/Wellswood Ward would be 5% over the average number of electors per Councillor);**
- 3.2 That the Assistant Director Corporate and Business Services be requested redraw the 15 Ward maps using GIS to show the changes to the warding patterns reflected in Appendices 1 and 5 to the submitted report.
- 3.3 That the Assistant Director Corporate and Business Services be authorised to make any technical amendments to address any anomalies identified when redrawing the Ward maps.

Proposer Councillor Darling S  
Secunder Councillor Stocks



**Agenda Item 14, Review of Electoral  
Arrangements – Submission by Torbay Council**

**Liberal Democrat Group Amendment 2**

**Council Meeting**

**20 July 2017**

**(Amendments shown in bold text)**

Proposed Amendment:

- 3.1 That, **subject to the following changes**, the Proposed Changes to Warding Patterns – Submission by Torbay Council set out in Appendices 1 and 5 to the submitted report be approved for submission to the Local Government Boundary Commission for England:
- (a) **move the whole of Winner Street from RD Roundham with Hyde to CD Clifton with Maidenway (235 properties/244 electors – this will result in the Roundham with Hyde Ward being 1% over the average and Clifton with Maidenway being 2% under the average number of electors per Councillor).**
- 3.2 That the Assistant Director Corporate and Business Services be requested redraw the 15 Ward maps using GIS to show the changes to the warding patterns reflected in Appendices 1 and 5 to the submitted report.
- 3.3 That the Assistant Director Corporate and Business Services be authorised to make any technical amendments to address any anomalies identified when redrawing the Ward maps.

Proposer Councillor Sanders  
Seconder Councillor Doggett

## Agenda Item 16, Mayor's Response to Objection to the Transformation project – Generating income through Housing Policy Framework Document

### Cross Party Amendment

#### Council Meeting

20 July 2017

Amendments shown in bold

Proposed Amendment:

~~That the Housing Company Policy Framework document set out at Appendix 2 to the submitted report be approved.~~

- 1. That the Housing Rental Company Policy Framework document appended be approved.**
- 2. That a Housing Rental Company Committee be created, with the Terms of Reference as appended, consequently all of the reserved matters for the Housing Rental Company will be decided by the Committee. The Committee to comprise of six Members and that the Special Responsibility Allowance (SRA) for the Chairman of the Committee be £3,405 subject to consultation with the Independent Remuneration Panel.**
- 3. That Council allocate up to £50,000 from the Transformation Budget to enable an overarching business plan and individual business cases for the Housing Rental Company to be prepared.**
- 4. That, in principle, the Council grant to the Housing Rental Company working capital of £250,000 in the form of a loan, the terms of which to be agreed by the Head of Finance including any timing and value of drawdown against this amount in accordance with detailed business cases being presented to the Housing Rental Company Committee.**
- 5. That Council approve £25m of Prudential Borrowing, in principle, to facilitate the work of the Housing Rental Company, in the form of a loan for a capital purpose. Detailed business cases are required to be presented to the Housing Rental Company Committee for approval, in order to trigger any draw down against this amount. The terms of the loan to be determined at the point of draw down by the Head of Finance.**
- 6. That the Director of Adults and Transformation be given delegated authority to appoint the Directors of the Housing Rental Company.**

Continued over/....

**7. The Council Asset Management Plan be amended so as to include the following;**

**Where the Council proposes to dispose of land of any value to the Housing Rental Company these shall be decisions for Full Council to take as part of the approval of each Business Case**

Proposer Councillor Thomas (D)  
Secunder Councillor Darling (S)

Appendix 1 – Housing Rental Company Policy Framework  
Appendix 2 – Housing Rental Company Committee Head of Terms



# Fit for the future

creating a prosperous and healthy Torbay

June 2017

DRAFT - Housing Rental Company – Policy  
Framework Document

# Housing Rental Company – Policy Framework Document

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## 1.1 Background

On 22 September 2016, Council agreed the principle of setting up a new wholly owned housing company to develop and own homes with the overarching aim of maximising income back to the Council as well as supporting objectives set out in the Council's Housing Strategy.

Following the decision taken in September 2016 a number of options have been explored, and proposals have evolved. At this time Council would now like to limit this Policy Framework to the establishment of a Housing Rental Company (abbreviated to RentCo).

The principal objective of RentCo will be to support the objectives of the Council to enable ambitious and progressive delivery of the Council's Housing Strategy.

The Council wants to raise the bar on delivery and ensure that it supports the housing needs of local people, through a variety of tenures and house types to enable the provision of and choice of homes, where people can thrive.

Other key objectives of RentCo would be to increase standards in the private rented sector, and to increase the level of adapted accommodation to allow more people with care and support needs to live in specialist housing. The Council will use its own stock where appropriate to provide a greater flexibility in meeting its strategic housing needs and statutory obligations.

## The Current Housing Position

Torbay covers an area of 62.9 square kilometers and has approximately 59,000 households with 50% in Torquay, 37% Paignton and 13% Brixham. The Council does not currently retain any social housing stock.

Detailed statistical information concerning Torbay's housing needs is set out in a November 2015 report produced by the Council entitled 'Torbay Housing and Health Needs Assessment'.

Some of the salient points from that report are:

- There is a higher percentage of home ownership in Paignton and Brixham than the situation in England as a whole<sup>1</sup>;
- There is a lower percentage of social rented housing than England as a whole in the 3 towns<sup>2</sup> (Torquay, Paignton and Brixham);
- There is a significantly higher percentage of private rented accommodation in Torbay than England<sup>3</sup>;
- The average (median) sale price in Torbay in 2014 was £169,250 (2009 £155,000) <sup>4</sup>;
- The average (median) sale price in Torbay in 2014 per property type was as follows - Detached £246,000, Semi-detached £179,084, Terraced £150,500, Flats/Maisonettes £112,000 (overall average in 2014: £169,250) <sup>5</sup>;
- In 2015 the average (median) earnings of Torbay residents who are full time workers were around £5,450 p.a. less than England as a whole at £22,380<sup>6</sup>.
- In 2014, 7.7 times the average (median) annual salary is needed to buy the average priced house in Torbay, higher than the equivalent across England<sup>7</sup>, meaning housing is less affordable in Torbay compared with England <sup>7</sup>;
- Because of the lower average earnings an increasing number of Torbay residents are living in private rented accommodation;
- In 2015/16, there were 410 net housing completions (additional housing units provided). In the 6 years to 2015/16 there was an average of 360 net housing completions a year in Torbay. (*N.B. These figures are rounded to the nearest 10*)<sup>8</sup>.
- Between 2010/11 and 2015/16 505 affordable homes were delivered in Torbay; and

<sup>1</sup> Census 2011, [www.nomisweb.co.uk](http://www.nomisweb.co.uk)

<sup>2</sup> Census 2011, [www.nomisweb.co.uk](http://www.nomisweb.co.uk)

<sup>3</sup> Census 2011, [www.nomisweb.co.uk](http://www.nomisweb.co.uk)

<sup>4</sup> Land Registry, House price statistics for small areas, [www.ons.gov.uk](http://www.ons.gov.uk)

<sup>5</sup> Land Registry, House price statistics for small areas, [www.ons.gov.uk](http://www.ons.gov.uk)

<sup>6</sup> Annual survey of hours and earnings, [www.nomisweb.co.uk](http://www.nomisweb.co.uk), Figures are gross annual pay

<sup>7</sup> Ratio of median house price to lower quartile earnings, Land Registry and the Annual Survey of Hours and Earnings, Table 577, earnings relate to the respondents place of work rather than place of residence.

<sup>8</sup> Torbay Council

- The social housing register shows that a rising trend of applicant households – 1,690 in January 2013 rising to 2,266 by March 2017. The greatest need is for 1 bedroom dwellings 56%, 2 bedroom dwellings 26%, 3 bedroom dwellings 12% and 4 bedrooms or more - 6%.

## 1.2 Objective

The principal objective of RentCo will be to support the objectives of the Council to enable the ambitious and progressive delivery of the Council's housing strategy which may include:

- (i) Increasing the number of affordable homes delivered;
- (ii) Increasing standards in the private rented sector;
- (iii) Providing greater flexibility when dealing with housing needs for local people;
- (iv) Increasing the level of adapted accommodation to allow more people with care and support needs to live in specialist housing;
- (v) Unlocking stalled sites in and around the town centre to assist with regeneration and increase footfall in the areas town centres; and
- (vi) Assisting with regenerating areas of deprivation;
- (vii) Provide a private sector leasing option for private landlords.

Whilst there is the potential for RentCo to provide revenue income to the Council in the future, this is not the main objective of this policy framework. It is however important to set out that any decisions will be cost neutral to the Council over the lifetime of that home or group of homes (i.e. over a maximum of 25 years).

## 1.3 Scope

### RentCo:

Council will be asked to determine the level of prudential borrowing it wishes to make available to the company by way of a loan.

### Working Capital:

Working capital/set up funding for the company will be made available to them by way of a loan from the Council. Others opportunities for working capital/set up funding will be explored.

RentCo will be able to source funding alternative to that provided by the Council, however, the decision to issue share capital and/or to take out loans would be a matter reserved to the Council as shareholder.

Each phase for RentCo will need to demonstrate that:

- It is delivering the outcomes of the Housing Strategy;
- any financial reliance on the Council will not damage the Council's service delivery;
- The business case/phase demonstrates long term viability and that it will be at least cost neutral cost neutral to the Council over the lifetime of that home or group of homes (i.e. over a maximum of 25 years);

- Any company or business that RentCo propose to work with to deliver schemes will be; financially sound, committed to housing standards and have good governance arrangements in place.

## **Prudential borrowing drawdowns**

RentCo will initially be financed by the Council using a prudential loan.

The Prudential Borrowing will need to be in line with the Councils Treasury Management Strategy and Minimum Revenue Provision (MRP) Policy. The Council and RentCo will work together to ensure there is appropriate levels of cash flow.

### **1.4 Strategy**

#### **RentCo:**

Council will be asked to approve the prudential borrowing for RentCo, as part of the approval of this Policy Framework. Drawdowns against this borrowing will be approved by the Council for each phase undertaken.

RentCo will be expected to provide a business case for each phase as part of the drawdown process, which, inter alia will outline how the phase will meet the outcomes of the Housing Strategy as well as the performance targets for the phase. It is envisaged that a phase will be a substantial proposal.

RentCo may act as its own letting agent, or it may commission this service from elsewhere for the properties it owns. There is nothing in this strategy which limits RentCo in acting as a letting agent for itself, or for others, however a decision to act for others in this way is a reserved matter for the Company.

RentCo will be required to seek approval from the Council for selling any part of the business unless authorised through any adopted Business Plan.

### **1.5 Locations**

Torbay will be the main location for acquisitions of rental properties so that this directly delivers the Housing Strategy within Torbay. However, there is a finite and limited supply of land and property within the local area, and of that supply only a small proportion may be available for purchase at any time.

Consequently, a slightly wider travel to work area may be considered for acquisitions as there is an evidence base which demonstrates that such investment in this area has a positive impact on Torbay's economy, which indirectly supports the outcomes of the Housing Strategy.

### **1.6 Target Assets**

#### **RentCo**

All properties where it can be demonstrated that their acquisition assists in delivering the Housing Strategy.

### **1.7 Assessment of risks**

A rigorous assessment of all risks is required for each business case put forward by RentCo.

The risks will be measured and an assessment made of the likely future performance of the proposal. This will be carried out based on, inter alia, the ranges of likely future rental growth, voids of the property, together with the projected disposal price/capital value at the end of the period, over which the cash flow analysis is being measured.



## 1.8 Governance Arrangements:

There shall be three Directors of RentCo. These Directors shall all be employees of the Council, or any of its wholly owned companies, whilst ensuring that at all times at least two of the Directors are directly employed by the Council.

Rent Co will be controlled by Reserved Matters, including approval of its business plan.

An annual report of the work of RentCo shall be presented to Council.

Any support that the Council provides to RentCo (e.g. back office services) must be provided on at least a full cost recovery basis.

## 1.9 Decision Making

This Policy Framework stipulates that the following decisions, which in part, comprise of Reserved Matters of the company, are outside of Policy Framework, consequently this means that these decisions will be made by Council not the Executive;

- 1.9.1 Varying in any respect the Articles or the rights attaching to any of the Shares in the Company.
- 1.9.2 Varying the quorum provisions for Director or Shareholder meetings.
- 1.9.3 Permitting the registration (upon subscription or transfer) of any person as a member of the Company other than the Council.
- 1.9.4 The creation, allotment or issue of any shares or the variation of any rights attaching to any Share
- 1.9.5 Granting any option or other interest (in the form of convertible securities or in any other form) over or in its Shares capital, redeeming or purchasing any of its own Shares or effecting any other reorganisation of its Shares capital.
- 1.9.6 Issuing any loan capital in the Company or entering into any commitment with any person with respect to the issue of any loan capital.
- 1.9.7 Making any borrowing arrangement, other than from the Council.
- 1.9.8 Passing any resolution for its winding up or presenting any petition for its administration (unless it has become insolvent).
- 1.9.9 Changing the nature/scope of the Company's Business or commencing any new business by the Company which is not ancillary or incidental to the Business.
- 1.9.10 Approving any Business Plan prepared by the Board.
- 1.9.11 Taking any action or decision which would not be consistent with any adopted Business Plan and/or any approved Business Case.
- 1.9.12 Forming any subsidiary or acquiring shares in any other company or participating in any partnership or joint venture (incorporated or not).
- 1.9.13 Selling any part of the Business unless authorised through any adopted Business Plan.
- 1.9.14 Amalgamating or merging with any other company or business undertaking.
- 1.9.15 The provision of letting agency services to others.
- 1.9.16 Creating or granting any Encumbrance over the whole or any part of the Business, undertaking or assets of the Company or over any Shares in the Company or agreeing to do so other than liens arising in the ordinary course of business or any charge arising by the operation or purported operation of title retention clauses and in the ordinary course of business.
- 1.9.17 Making any loan (otherwise than by way of deposit with a bank or other institution the normal business of which includes the acceptance of deposits or in the ordinary course of business) or

- granting any credit (other than in the normal course of trading) or giving any guarantee (other than in the normal course of trading) or indemnity (other than in the normal course of trading).
- 1.9.18 Altering any mandate given to the Company's bankers relating to any matter concerning the operation of the Company's bank accounts other than by the substitution of any person nominated as a signatory by the party entitled to make such nomination.
- 1.9.19 Entering into any arrangement, contract or transaction (including the appointment of any agent or intermediary to conduct any of the Company's Business) outside the normal course of its business.
- 1.9.20 Making or permitting to be made any change in the accounting policies and principles adopted by the Company in the preparation of its audited and management accounts where such change would have an impact on the EBITDA.
- 1.9.21 Declaring or paying any dividend or making any other distribution (by way of capitalisation, repayment or in any other manner) out of the Company's distributable profits or any of its reserves other than an interim dividend in accordance with the Articles.
- 1.9.22 (a) Making the initial decision for the Company to have its own employees  
(b) Granting any pension rights (Local Government Pension Scheme) to any director, officer, employee, former director, former officer or former employee, or any member of any such person's family.
- 1.9.23 Dismissing any officer or employee in circumstances in which the Company incurs or agrees to bear redundancy or other costs in excess of £50,000 in total and dismissing any Director.
- 1.9.24 Instituting, settling or compromising any material legal proceedings (other than debt recovery proceedings in the ordinary course of business) instituted or threatened against the Company or submitting to arbitration or alternative dispute resolution any dispute involving the Company.
- 1.9.25 Factoring or assigning any of the book debts of the Company.
- 1.9.26 Establishing or amending any profit-sharing, Shares option or other incentive scheme (other than bonus schemes) of any nature for directors or employees of the Company.
- 1.9.27 Agreeing to remunerate (by payment of fees, the provision of benefits-in-kind or otherwise) any officer of the Company at a rate in excess of £50,000 per annum or increasing the remuneration of any such person to a rate in excess of £50,000 per annum or otherwise in accordance with any adopted Business Plan or Business Case.
- 1.9.28 Entering into or varying any contract of employment providing for the payment of remuneration (including pension and other benefits) in excess of a rate of £50,000 per annum or increasing the remuneration of any staff (including pension and other benefits) to a rate in excess £50,000 per annum.
- 1.9.29 Making any agreement with any revenue or tax authorities or making any claim, disclaimer, election or consent exceeding £100,000 for tax purposes in relation to the Company or its Business.
- 1.9.30 The acquisition or disposal of any land, buildings and/or other assets where such acquisition or disposal is not within the approved Business Plan of the Company or any approved business case.
- 1.9.31 To receive and approve Business Cases for developments/phases and therefore approve drawdowns of loans in accordance with the Prudential Borrowing limit set by Council.

## DRAFT - Terms of Reference Housing Rental Company Committee

- |    |  |
|----|--|
| 1. | To receive and approve Business Cases for developments/phases and therefore approve drawdowns of loans in accordance with the Prudential Borrowing limit set by Council.   |
| 2. | To approve the disposal of any land to the Companies associated with any Business Cases/Phases considered.   |
| 3. | The Head of Finance can refer any proposed acquisition decision (irrespective of value) to Full Council for determination where he deems that this is in the best interest of the Council.   |
| 4. | <p>In respect of the Housing Rental Company reserved matters, to consider the following;</p> <ul style="list-style-type: none"><li>4.1 Varying the quorum provisions for Director or Shareholder meetings.</li><li>4.2 Permitting the registration (upon subscription or transfer) of any person as a member of the Company other than the Council.</li><li>4.3 The creation, allotment or issue of any shares or the variation of any rights attaching to any Share</li><li>4.4 Granting any option or other interest (in the form of convertible securities or in any other form) over or in its Shares capital, redeeming or purchasing any of its own Shares or effecting any other reorganisation of its Shares capital.</li><li>4.5 Issuing any loan capital in the Company or entering into any commitment with any person with respect to the issue of any loan capital.</li><li>4.6 Making any borrowing arrangement, other than from the Council.</li><li>4.7 Passing any resolution for its winding up or presenting any petition for its administration (unless it has become insolvent).</li><li>4.8 Changing the nature/scope of the Company's Business or commencing any new business by the Company which is not ancillary or incidental to the Business.</li><li>4.9 Approving any Business Plan prepared by the Board.</li><li>4.10 Taking any action or decision which would not be consistent with any adopted Business Plan and/or any approved Business Case.</li><li>4.11 Forming any subsidiary or acquiring shares in any other company or participating in any partnership or joint venture (incorporated or not).</li></ul> |

- 4.12 Selling any part of the Business unless authorised through any adopted Business Plan.
- 4.13 Amalgamating or merging with any other company or business undertaking.
- 4.14 The provision of letting agency services to others.
- 4.15 Creating or granting any Encumbrance over the whole or any part of the Business, undertaking or assets of the Company or over any Shares in the Company or agreeing to do so other than liens arising in the ordinary course of business or any charge arising by the operation or purported operation of title retention clauses and in the ordinary course of business.
- 4.16 Making any loan (otherwise than by way of deposit with a bank or other institution the normal business of which includes the acceptance of deposits or in the ordinary course of business) or granting any credit (other than in the normal course of trading) or giving any guarantee (other than in the normal course of trading) or indemnity (other than in the normal course of trading).
- 4.17 Altering any mandate given to the Company's bankers relating to any matter concerning the operation of the Company's bank accounts other than by the substitution of any person nominated as a signatory by the party entitled to make such nomination.
- 4.18 Entering into any arrangement, contract or transaction (including the appointment of any agent or intermediary to conduct any of the Company's Business) outside the normal course of its business.
- 4.19 Making or permitting to be made any change in the accounting policies and principles adopted by the Company in the preparation of its audited and management accounts where such change would have an impact on the EBITDA.
- 4.20 Declaring or paying any dividend or making any other distribution (by way of capitalisation, repayment or in any other manner) out of the Company's distributable profits or any of its reserves other than an interim dividend in accordance with the Articles.
- 4.2 (a) Making the initial decision for the Company to have its own employees  
(b) Granting any pension rights (Local Government Pension Scheme) to any director, officer, employee, former director, former officer or former employee, or any member of any such person's family.
- 4.22 Dismissing any officer or employee in circumstances in which the Company incurs or agrees to bear redundancy or other costs in excess of £50,000 in total and dismissing any Director.
- 4.23 Instituting, settling or compromising any material legal proceedings (other than debt recovery proceedings in the ordinary course of business) instituted or threatened against the Company or submitting to arbitration or alternative dispute resolution any dispute involving the Company.

- 4.24 Factoring or assigning any of the book debts of the Company.
- 4.25 Establishing or amending any profit-sharing, Shares option or other incentive scheme (other than bonus schemes) of any nature for directors or employees of the Company.
- 4.26 Agreeing to remunerate (by payment of fees, the provision of benefits-in-kind or otherwise) any officer of the Company at a rate in excess of £50,000 per annum or increasing the remuneration of any such person to a rate in excess of £50,000 per annum or otherwise in accordance with any adopted Business Plan or Business Case.
- 4.27 Entering into or varying any contract of employment providing for the payment of remuneration (including pension and other benefits) in excess of a rate of £50,000 per annum or increasing the remuneration of any staff (including pension and other benefits) to a rate in excess £50,000 per annum.
- 4.28 Making any agreement with any revenue or tax authorities or making any claim, disclaimer, election or consent exceeding £100,000 for tax purposes in relation to the Company or its Business.
- 4.29 The acquisition or disposal of any land, buildings and/or other assets where such acquisition or disposal is not within the approved Business Plan of the Company or any approved business case.