

OVERVIEW AND SCRUTINY BOARD

A meeting of **Overview and Scrutiny Board** will be held on

Wednesday, 12 September 2018

commencing at **5.30 pm**

The meeting will be held in the Meadfoot Room, Town Hall, Castle Circus,
Torquay, TQ1 3DR

Members of the Board

Councillor Lewis (C) (Chairman)

Councillor Barnby
Councillor Bent
Councillor Bye
Councillor Darling (S)

Councillor Long
Councillor Morey
Councillor Sykes

Co-opted Members of the Board

John Searson, Diocese of Exeter

A prosperous and healthy Torbay

For information relating to this meeting or to request a copy in another format or language please contact:

Kate Spencer, Town Hall, Castle Circus, Torquay, TQ1 3DR
01803 207014

Email: scrutiny@torbay.gov.uk

OVERVIEW AND SCRUTINY BOARD AGENDA

1. **Apologies**

To receive apologies for absence, including notifications of any changes to the membership of the Board.

2. **Declarations of Interest**

- a) To receive declarations of non pecuniary interests in respect of items on this agenda

For reference: Having declared their non pecuniary interest members may remain in the meeting and speak and, vote on the matter in question. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.

- b) To receive declarations of disclosable pecuniary interests in respect of items on this agenda

For reference: Where a Member has a disclosable pecuniary interest he/she must leave the meeting during consideration of the item. However, the Member may remain in the meeting to make representations, answer questions or give evidence if the public have a right to do so, but having done so the Member must then immediately leave the meeting, may not vote and must not improperly seek to influence the outcome of the matter. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.

(Please Note: If Members and Officers wish to seek advice on any potential interests they may have, they should contact Governance Support or Legal Services prior to the meeting.)

3. **Urgent Items**

To consider any other items that the Chairman decides are urgent.

4. **The Future of the RICC**

The Assistant Director of Business Services to present the draft market brief for the Riviera International Conference Centre.

(Pages 4 - 39)

The Elected Mayor to answer the Board's questions.

The Board to consider making any comments, conclusions and/or recommendations to the Council.

- 5. Ofsted Re-inspection** (Pages 40 - 42)
The Joint Director of Children Services for Plymouth and Torbay to present her briefing on the re-inspection of Children Services by Ofsted.

The Elected Mayor and Executive Lead for Children and Housing to answer the Board's questions.
- 6. Joint Health and Wellbeing Strategy 2018-2022** (Pages 43 - 64)
The Director of Public Health to present the draft Joint Health and Wellbeing Strategy (Policy Framework document).

The Elected Mayor and Executive Lead for Health and Wellbeing to answer the Board's questions.

The Board to make any comments and/or recommendations as part of the consultation process.
- 7. Budget 2018/2019 - Quarter 1 Monitoring Report** (Pages 65 - 92)
The Director of Corporate Services to present the Quarter 1 Budget monitoring report.

The Elected Mayor and the Executive Leads to answer the Board's questions.

The Board to consider making any comments, conclusions and/or recommendations to the Mayor and/or the Council.
- 8. Heart of the South West LEP Joint Scrutiny Committee**
In accordance with the Council decision made on 19 July 2018 regarding the formation of the above Committee, the Overview and Scrutiny Board be requested to nominate two Members to represent the Council on the Heart of the South West LEP Joint Scrutiny Committee.
- 9. Exclusion of the Press and Public**
To consider passing a resolution to exclude the press and public from the meeting prior to consideration of the following item on the agenda on the grounds that exempt information as defined in Schedule 12A of the Local Government Act 1972 (as amended) is likely to be disclosed.
- 10. Transformation Project - Future of ICT Services** (To Follow)
The Assistant Director of Customer Services to present his report on the future of ICT services.

The Elected Mayor and Executive Lead for Customer Services to answer the Board's questions.

The Board to consider making any comments, conclusions and/or recommendations to the Council.



Meeting: Overview and Scrutiny

Date: 12th September 2018

Wards Affected: All Wards

Report Title: The future of the RICC

Is the decision a key decision? Yes

When does the decision need to be implemented? Immediately

Executive Lead Contact Details: Elected Mayor Oliver, Elected Mayor and Executive Lead for Assets, Finance, Governance and Corporate Services, Economic Regeneration and Transformation

Supporting Officer Contact Details: Kevin Mowat, Executive Head of Assets and Business Services 01803 208433 Kevin.Mowat@torbay.gov.uk

1. Proposal and Introduction

- 1.1. On the 1st February 2018 Council agreed to the production of a Design Brief/Masterplan for the current Riviera International Conference Centre (RICC) site and the surrounding area to enable the establishment of a clear strategy for the site post April 2020.
- 1.2. Since the decision taken in February 2018 a workshop engagement exercise has been undertaken, attended by Councillors and key stakeholders where it was recognised that a 'Market Brief' needed to be drafted to engage with potential developers/operators. There has also been a significant level of dialogue and negotiation with the current operators of the RICC regarding the extension of their lease.
- 1.3. The Market Brief will be used to identify a Strategic Development Partner to bring forward development options and solutions for the RICC site so as to determine the ultimate strategy for the site post April 2020.
- 1.4. As such it is proposed that a procurement process is now undertaken to identify a preferred bidder to become the Council's Strategic Development Partner, as soon as possible, with the decision to award preferred bidder status, being presented to Council for approval in May 2019.

2. Reason for Proposal

- 2.1. To approve the 'Market Brief' allowing the Council to undertake a procurement process to identify a Strategic Delivery Partner to establish development opportunities and solutions for the RICC site as soon as possible.
- 2.2. A decision in May 2019 should avoid the need for the Council to extend further the recently agreed lease arrangements.

3. Recommendation(s) / Proposed Decision

- 3.1. That Council approve the 'Riviera International Conference Centre Market Brief', as shown in Appendix 2 & 3, and note that on this basis the Council will commence a procurement exercise to identify a Strategic Delivery Partner to establish development opportunities and solutions for the RICC.
- 3.2. That following the procurement exercise the decision to award the 'preferred bidder' to become the Council's Strategic Delivery Partner is presented to Council for approval in May 2019.

Appendices

Appendix 1: Supporting Information

Appendix 2: Riviera International Conference Centre Market Brief

Appendix 3: Riviera International Conference Centre Market Brief - Appendix 1

Background Documents

N/A

Report Clearance

Report clearance:	This report has been reviewed and approved by:	Date:
Chief Executive	Steve Parrock	
Monitoring Officer	Anne-Marie Bond	03.09.18
Chief Finance Officer	Martin Phillips	
Relevant Director/Assistant Director	Kevin Mowat	03.09.18

Appendix 1: Supporting Information

Section 1: Background Information

1. What is the proposal / issue?

On the 1st February 2018 Council agreed to the production of a Master Plan/ Design Brief for the current Riviera International Conference Centre (RICC) site and the surrounding area to enable the establishment of a clear strategy for the site post April 2020.

Following the Council decision a workshop was held attended by Councillors and key stakeholders to engage in discussions on the future of the RICC.

It was recognised and agreed at the workshop that the most appropriate way forward for the project was to progress with a 'Market Brief', rather than a Design Brief/Masterplan.

Subsequently a Market Brief has been drafted, based on the feedback provided at the workshop, which sets out the key objectives of the Council to any future developer/operator of the site as well as identifying any constraints.

It is proposed that the Market Brief will be used to identify a Strategic Development Partner to bring forward development options, and solutions for the RICC site.

If the proposal to approve the Market Brief is accepted, a procurement process will need to be undertaken by the Council to identify the Strategic Development Partner - following this officers will present a report to Council in May 2019 where they will seek approval to award 'preferred bidder' status to the selected partner.

It is also important for the Council to provide the RICC Board with certainty as to the Council's intentions for the RICC beyond April 2020 when the existing lease extension is due to expire. The RICC Board will require this clarity in May 2019 so that they can identify the impact on service delivery over the remainder of their lease term.

2. What is the current situation?

The current position is that the drafted Market Brief is proposed to be approved in September 2018 ahead of a procurement exercise to determine the preferred strategic partner to develop/operate the RICC beyond 2020.

A further report will be presented to Council in May 2019 highlighting the results of the procurement exercise, identifying any preferred bidder, and recommending the next steps for the project.

3.	<p>What options have been considered?</p> <p>The stakeholder workshop determined that a Design Brief and/or Masterplan would not represent the best way forward and it was agreed that a Market Brief should be developed.</p> <p>No other options have been considered at this stage however guidance from development experts supports the publishing of the attached Market Brief as part of the procurement process to ensure that the Council's intentions are adequately outlined to any future developer/operator.</p>
4.	<p>How does this proposal support the ambitions, principles and delivery of the Corporate Plan?</p> <p>This proposal supports the ambitions by:-</p> <ul style="list-style-type: none"> <input type="checkbox"/> Using reducing resources to best effect <input type="checkbox"/> Working towards a more prosperous Torbay <input type="checkbox"/> Ensuring Torbay remains an attractive and safe place to live, visit and work.
5.	<p>How does this proposal contribute towards the Council's responsibilities as corporate parents?</p> <p>Not applicable at this stage</p>
6.	<p>How does this proposal tackle deprivation?</p> <p>Not applicable at this stage</p>
7.	<p>Who will be affected by this proposal and who do you need to consult with?</p> <p>Key Stakeholders and Councillors were able to provide their initial views/feedback on the future of the RICC during the workshop held in May 2018. This feedback has been used to support the development of the attached Market Brief.</p> <p>Some initial soft market testing was undertaken in 2017 which included consultation with various operators and developers.</p> <p>A decision to agree the Market Brief and commence a procurement exercise does not require any further consultation.</p>

8.

How will you propose to consult?

Once the Council identify their preferred strategic partner for the future development/operation of the RICC the relevant consultation will need to be undertaken at the appropriate time.

Section 2: Implications and Impact Assessment

9. What are the financial and legal implications?

Financial Implications

The project costs will be within the budget agreed at Council in February 2018.

Legal Implications

The proposal to approve the Market Brief as outlined in the above report does not have any legal implications at this time.

Any procurement exercise undertaken will be carried out in accordance with the Public Contracts Regulations 2015 and Council Financial Regulations and Contract Procedures.

10. What are the risks?

- (i) If the Market Brief is not approved by Council then the timescale for procurement of a strategic partner will slip. This will delay the Council report intended for May 2019 and the preferred bidder status being awarded which in turn will delay the detailed work commencing for any development/operator solution.
- (ii) Any substantial delay in the process of reaching a decision about the future of the RICC is likely to extend the period of time that the Council is required to continue with the existing level of operating costs.
- (iii) There is a risk that the tender process will not produce an appropriate developer/operator with a sustainable solution for the RICC - this will only be known once the process is underway and/or completed.

<p>11.</p>	<p>Public Services Value (Social Value) Act 2012</p> <p>The requirements of the Social Value Act only apply where the Council is proposing to tender for the provision of services, or the provision of services together with the purchase or hire of goods or the carrying out of works. At this stage the expectation is that the Council will be tendering a lease opportunity and this will not therefore fall under the Act. Should the Council include any service requirements within the tender due consideration will be given as to whether what is being procured might improve the economic, social and environmental well-being of the relevant area and how, in conducting the process of procurement, it might act with a view to securing the improvement.</p>
<p>12.</p>	<p>What evidence / data / research have you gathered in relation to this proposal?</p> <p>Some initial soft market testing was undertaken in 2017 which included consultation with various operators and developers. The Council decision taken in February 2018 approved the direction of the project to ensure that a long-term strategy is developed for the RICC. Further work has since been undertaken to engage with the RICC Board, Councillors and key stakeholders.</p> <p>A workshop engagement exercise was held in May 2018 where attendees (and non-attendees) were asked to give their aspirations for the site in future years and discuss the options. The associated feedback was used to help create the proposed Market Brief.</p>
<p>13.</p>	<p>What are key findings from the consultation you have carried out?</p> <p>The workshop engagement exercise with Councillors and stakeholders in May 2018 recognised that a Market Brief should be developed, something which had also been endorsed by commercial experts in the field. The Market Brief incorporates a summary of the feedback received from that exercise and also provides guidance to any future developer/operator as to the Council's expectations for the site.</p>
<p>14.</p>	<p>Amendments to Proposal / Mitigating Actions</p> <p>None.</p>

Equality Impacts

15	Identify the potential positive and negative impacts on specific groups			
		Positive Impact	Negative Impact & Mitigating Actions	Neutral Impact
	Older or younger people			No differential impact at this time
	People with caring Responsibilities			No differential impact at this time
	People with a disability			No differential impact at this time
	Women or men			No differential impact at this time
	People who are black or from a minority ethnic background (BME) <i>(Please note Gypsies / Roma are within this community)</i>			No differential impact at this time
	Religion or belief (including lack of belief)			No differential impact at this time
	People who are lesbian, gay or bisexual			No differential impact at this time
	People who are transgendered			No differential impact at this time
	People who are in a marriage or civil partnership			No differential impact at this time

	Women who are pregnant / on maternity leave			No differential impact at this time
	Socio-economic impacts (Including impact on child poverty issues and deprivation)			No differential impact at this time
	Public Health impacts (How will your proposal impact on the general health of the population of Torbay)			No differential impact at this time
16	Cumulative Impacts – Council wide (proposed changes elsewhere which might worsen the impacts identified above)	No differential impact at this time		
17	Cumulative Impacts – Other public services (proposed changes elsewhere which might worsen the impacts identified above)	No differential impact at this time		



September 2018

DRAFT

Site of the Riviera International Conference Centre

Market Brief



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Introduction

The area comprising the Riviera International Conference Centre and its surrounding land offers a unique prospect for an innovative redevelopment opportunity in central Torquay that supports the future prosperity of the town and provides community and social benefits to residents and visitors. The site is owned by the Council and this project provides a fantastic opportunity to improve upon the current leisure and conference centre offer through the potential provision of a high-quality hotel, conference, leisure and mixed-use development.

Initial expressions of interest are invited for the potential redevelopment of the whole site through a single developer proposal to include the redevelopment, relocation and rationalisation of the current leisure and conference offer; with potential for complementary hotel/ residential and retail development, suitable parking and access arrangements and appropriate public realm improvements as part of the scheme.

This Market Brief is intended to inform expressions of interest (EOI) enabling the selection of preferred bidders to take part in a competitive dialogue approach to develop options for a vibrant, viable and creative redevelopment of this attractive part of Torbay. The process will lead to an invitation to submit a proposal with the successful bidder being invited to work with the Council to deliver the redevelopment of the site as strategic development partner, based upon their expertise, experience and financial resource.

The Council is not seeking detailed designs and financial bids at this selection stage. Prospective development partners will be invited to formally register their interest through the Council's e-tendering portal www.supplyingthesouthwest.org.uk in accordance with the guidance set out in Part 1 Information of the tender documents.

The brief for this stage is not intended to be a planning or design brief and is intentionally seeking not to constrain imaginative and creative options being brought forward to maximise the opportunities presented. Proposals will however be expected to demonstrate the regard given to the character and heritage of the town, including its surrounding green spaces and the iconic Torre Abbey which sits adjacent.

It is expected that design and the use of materials will be of high quality and sympathetic to the surrounding built form. More information in relation to relevant planning policies is available on the Council's website and more detailed guidance on planning considerations will be provided through the competitive dialogue stage by an advisory team set up to give planning support to the project.

Key Success Factors

In considering the opportunity, developers are advised to take note of, what the Council consider are, the most desirable key success factors for the project. Please note that it is not necessary to achieve all of these to be successful. It is intended to give you a broad list of the potential outcomes and it is for you to determine which ones will enable a successful and sustainable redevelopment.

- **Improve capacity** to hold larger conferences and/or events (including music and exhibitions)
- Provide **hotel** accommodation for tourists/business
- Create a venue that does not require a Council subsidy and is **sustainable** going forward
- Create an enhanced **Tourist Attraction** and a **family-friendly environment**
- Make best use of grounds with **improved access** from beach to facilities and Torre Abbey
- Build a dynamic **all-weather leisure facility, to include swimming pool(s) and flexible outdoor events space**
- Improve development appeal by supporting **residential element**
- Improve services in **health and well-being** such as a spa and improved gym
- Make full use of **views and landscape** and explore UNESCO Global Geopark linkages
- Enhance the links to **local culture, produce, art and history**
- Consider **high quality retail and hospitality** options to increase attraction, footfall and income
- **Increase employment** opportunities in Torbay

Torbay and the English Riviera

Torbay is primarily served by the A380 road from Exeter and the recent £110m investment in the South Devon Highway has significantly reduced travel times locally and regionally. The alternative coastal route through Teignmouth via the A379 passes through Torquay and Paignton and then goes on to Dartmouth. The A385 road also goes inland to Totnes and links to the A38 from which Plymouth and Exeter are easily accessible.

Torbay is served by three rail stations on the National Rail network, all operated by First Great Western. Torre railway station is inland on the road from Torquay to Newton Abbot whilst Torquay railway station is close to Abbey Sands on the seaside and only a 10 minute walk short walk from the RICC. Paignton railway station serves the town and seaside resort and is a terminus of the mainline from Exeter. Further infrastructure investment will see further improvement to town centres as well as to increasing telecom links, broadband speed and capacity.

The English Riviera may be most famous for its micro climate that has contributed to its award-winning beaches, stunning natural environment and iconic palm trees but it has much more to offer with more attractions than any other resort in the UK and it is also a UNESCO Global Geopark. With its busy harbour and international marina, Torquay has been ranked in the top 10 for TripAdvisor's Traveller's Choice Awards for each of the last two years, reflecting its appeal.



Torbay has a population of c.130,000, which is anticipated to increase to c.150,000 by 2030, with much of the increase expected to be in Torquay. The population increases significantly during the holiday periods and further information and statistics are provided below.

Torquay offers a busy, year-round programme of top shows at the Princess Theatre, plus a huge choice of festivals and events, and the opportunity to engage with sea life at Living Coasts and the nationally recognised Paignton Zoo. Visitors can watch major sailing events from waterfront eateries or from a choice of world-class restaurants, or enjoy Torquay's vibrant nightlife, which includes a variety of pubs, bars, cocktail venues and clubs. Torquay's retail offer also features a wide range of recognised national brands and a selection of specialist shops.

Torquay, with RICC as its central conference facility, is an appealing conference destination to events and conference organisers. The town has been ranked amongst the top 25 UK destinations by event organisers in both 2015 and 2016, in British Meetings & Events Industry Survey (BMEIS) data.

The results of the Council's 2016 visitor survey confirm that the English Riviera continues to be a popular South West seaside destination and is highly thought of by its current visitors. The summary points of the survey show:

- The resort has a strong and loyal market attracting 97% of visitors from the UK and has an 87% repeat visitor rate;
- Resort promoters have significantly increased, reaching a high recommendation score of 70%, (increasing from 42% in 2012/13);
- The English Riviera attracts affluent visitors, with 54% of ABC1's recorded in the 2016 visitor survey (ABC1 is a term referring to a social economic group as identified in the ACORN classification <https://acorn.caci.co.uk>);
- 62% of visitors look for a 'traditional seaside experience' and is the main reason for visiting; and
- The area has a strong family market, seeing an increase in the proportion of families visiting (predominately during the peak summer months and main school holiday periods).



In 2015, the English Riviera attracted 4.6 million visitor trips, spending £436 million in the resort whilst employing 20% of the local population. In terms of total nights, this has been calculated at 4.6 million of which circa 4 million are from domestic visitors. In addition, the official English Riviera 2015 data has detailed that the average length of nights stayed is circa 6 nights (5.896).

The breakdown consisted of:

Indicator	Trips	Spend (£m)
Domestic Trips	1,084,000	274.40
Overseas Trips	95,600	36.30
Day Trips	3,389,000	125.30
Total	4,568,600	436.00

Development Opportunity

The Opportunity

An opportunity to invest in a prominent town centre site to complement existing retail and tourism offering in the town, which enjoys footfall from residents and visitors to Torbay.

The site offers potential for retail, leisure, conference, office, residential and hotel accommodation opportunities.

The Council's Vision

Torbay's Local Plan sets out five interconnected aspirations for the Bay:

- Secure economic recovery and success;
- Achieve a better connected, accessible Torbay and essential infrastructure
- Protect and enhance a superb environment;
- Create more sustainable communities and better places;
- Respond to climate change.

Economic recovery and success is closely linked to the quality of the environment. We know how important the environment is for tourism and we know businesses are more productive when employees have access to green spaces and activity.

'Torbay has significant strengths, including its status as a successful resort, high levels of business start-ups, some outstanding education provision and an increasingly active and engaged business community. These strengths justify optimism in Torbay's ability to exploit the opportunities that lie before us.'

Torbay Economic Strategy 2017-2022

We are committed to improving and further strengthening the English Riviera's national and international position and have recently set out a new Destination Management Plan to guide its actions to 2021. With prime investment sites, Torbay continues to bring forward ambitious, high quality new developments and is continually seeking partners to deliver transformational schemes. A successful outcome would see an increase in domestic and international visitors, an increase in visitor spend and further development of the town and the Torbay area.

More information on the ongoing investment in Torbay is available at

https://www.torbay.gov.uk/media/8645/160276_investment_brochure_print-ready_low-res.pdf
and <http://www.investintorbay.com/>.

Site Characteristics

The site is located on the northern side of Torbay Road, Torbay approximately 0.5km from the Town Centre and within a short walk of Torquay’s mainline station. The site comprises the Riviera International Conference Centre, its car park and adjacent tennis courts but has the capacity to extend into Abbey Park. The area is set in pleasant open parkland and gardens with provision made for tennis, golf and bowling. The land faces southward towards the sea, creating a welcoming environment for leisure visitors and a fantastic backdrop for conference events.

The site is bounded to the west by The King’s Drive. Chestnut Avenue runs along the top of the site and includes private housing, and the TLH Leisure Resort comprising four hotels and apartments. In between the Riviera International Conference Centre and Belgrave Road on the eastern side, a further series of medium size hotels are located.

Appendices to the market brief include a tree survey and a topographical survey which provide greater detail of the site environment. The site levels rise steeply from the sea to the top of the site and also the drop into the car park at Chestnut Avenue is quite steep. There are a number of mature trees within the site and areas of denser planting. Formal footpaths pass through the parkland and provide access to the Torre Abbey museum and conference facilities and to the outdoor recreational facilities. The core site comprises a total area of approximately 2.57 Ha/6.36 acres.

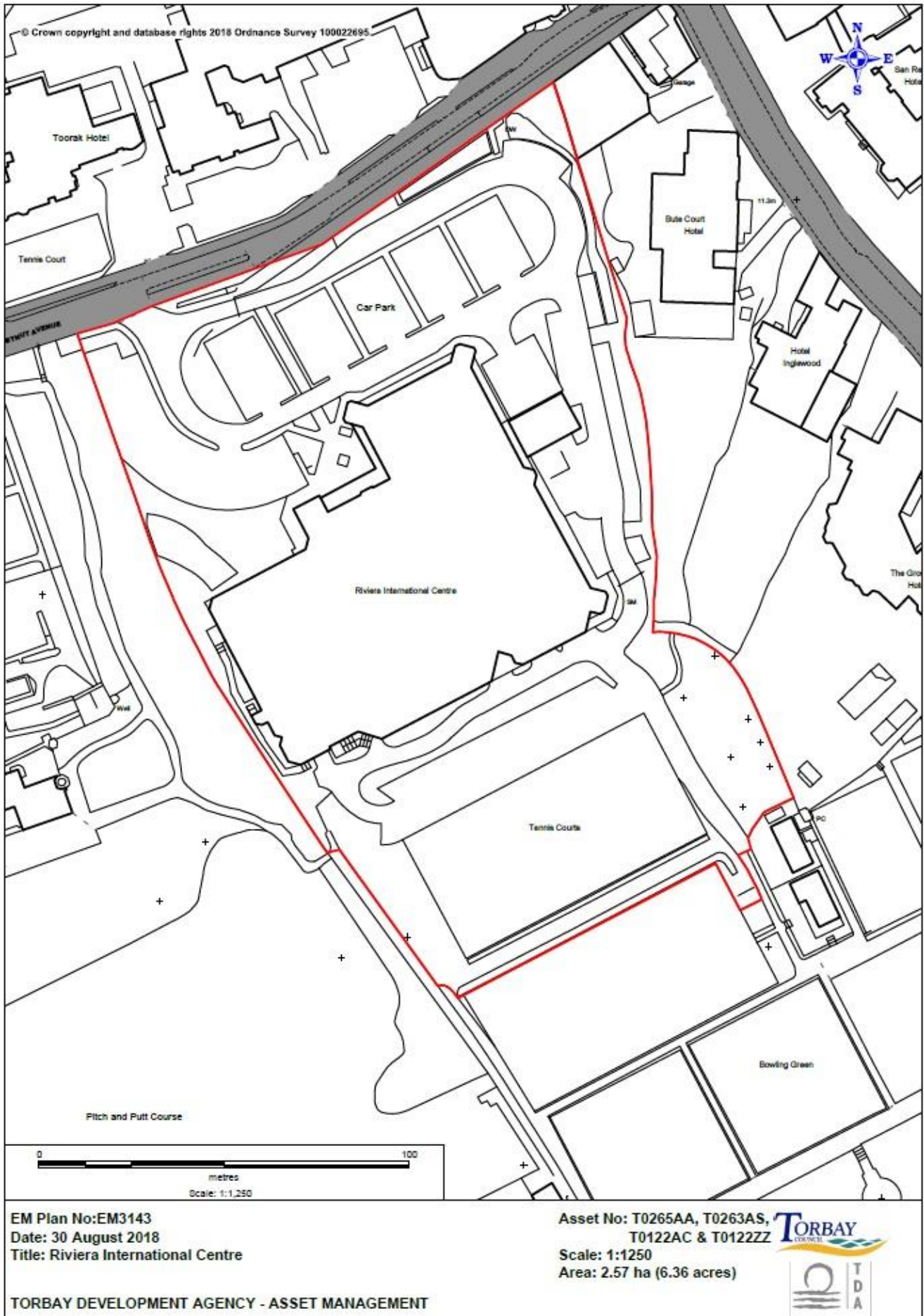
Figure 1 Aerial Plan of the Site



Figure 2 Aerial Site plan



Figure 3 B&W Site plan



Relevant Local and National Planning Policy

The Torbay Local Plan 2012-2030 “A Landscape for Success” was adopted in December 2015. It establishes the local planning framework for development, together with relevant adopted Supplementary Planning Documents (SPDs). Development will also need to have regard to national, regional and county level planning policies and guidance. The following policies and local advice will need to be considered:

Relevant National Government Guidance

National Planning Policy Framework (updated July 2018)

Relevant Regional Policies

Note that the list provided below is neither necessarily exhaustive nor sufficiently circumscribed at this stage but intends to capture the policies which are expected to be relevant and in scope in relation to potential development proposals.

Torbay Local Plan Relevant Adopted Policies

Details of the Local Plan can be found here: <http://www.torbay.gov.uk/media/6836/lp-2012to2030.pdf>

Please see Appendix 1 for further information.

Torquay Neighbourhood Plan

There is an emerging Neighbourhood Plan which has been produced for the Torquay area. The plan is at an advanced stage in that it has been through an Independent Examination and therefore can be afforded some weight. The plan is awaiting a decision from the Council in September 2018 as to whether the plan will be taken forward to a referendum and, if so, in what form. The Torquay Neighbourhood Plan (as submitted) and the Independent Examiner’s Report can be viewed on the Council’s website. Updates will also be placed on these pages in due course.

<http://www.torbay.gov.uk/council/policies/planning-policies/neighbourhood-plans/torquay-np/>

Other Relevant Plans and Strategies

UK Marine Policy Statement and marine plans

Torbay Economic Strategy

English Riviera Destination Management Plan

Developer Provision/Contributions

Please see Appendix 1 for further information.

Design Principles

The key development objective is to provide regeneration of the location to deliver a sustainable future for the site as well as a strengthened tourism destination offer. The redevelopment will augment the role of this area in Central Torquay enabling it to play a vital part in Torbay's economy and quality of life.

Hotel and Conference, retail and leisure: Practical, and imaginative proposals that will bring forward significant tourism and leisure development such as a hotel are viewed as key parts of any offer together with an enhanced sporting and swim offer within the site. Proposals will need to clearly identify how existing uses of the site can be accommodated within the re development, including the costs of any rebuild or re-locations. The scheme may include provision for an anchor hotel with a complementary, residential/retail offer to enhance the attraction of Torbay. These are desirable elements but alternative proposals will be considered.

Car Parking: Car parking should be appropriate for the uses proposed and a parking strategy will need to be incorporated within the overall design proposal.

Public Realm: It would be beneficial if any scheme incorporated appropriate improvements to the public realm as part of the development and be creative in the use of space through the site.

Heritage Assets: Torre Abbey has been classified as an Ancient Scheduled Monument and as a heritage asset with archaeological interest. The Council's spatial planning department has advised that any development plans will require a sympathetic approach to Torre Abbey. Developers should look for opportunities to enhance or better reveal the significance of the Torre Abbey. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) shall be treated favourably. It is envisaged that there are opportunities, through sensitive and considered design, to better facilitate positive connections with Torre Abbey in urban design terms and also including pedestrian permeability, etc.

The Council will consider the use of its statutory powers to facilitate any additional land required to deliver regeneration of the site subject to appropriate indemnity agreements and any scheme being policy compliant. However, schemes that solely rely on the use of such powers may not be considered acceptable to be taken forward in this process.

Developers are minded to note the following overarching principles for design:

Please see Appendix 1 for more detailed information of the following design principles.

Transportation Issues

Torbay Road is the main distributor route serving Torbay, the eastern settlements around the town and connecting Hollicombe, Paignton and Brixham via the A3022 to the west. It is dual carriageway and the primary vehicular access to the site is achieved through arterial routes north, east and west of the site.

A Transport Assessment will need to be submitted with any future planning application, to demonstrate the impact of any changes to the highway network.

Pedestrian and cycle accesses (facilitating active travel) will be required throughout the site. A travel plan for the development should indicate how sustainable modes of travel will be actively encouraged through the design and operation of the development. All routes should be convenient, fit for purpose, attractive, safe and comfortable in their quality and width. The site offers an opportunity to maximize pedestrian access onto an existing footpath network.

Flooding and Drainage

The Environment Agency have designated Torbay as a critical drainage area and as such have provided guidance on the requirements for design. These will be enforced by the LLFA.

This site is located within Flood Zone 1 and there are no known culverts or underwater rivers located within the site with the primary flood risk being encroachment of the sea and rises in the water table. As a critical drainage area, the only restrictions for development would be how surface water run-off would be dealt with. Any surface water run-off from any development (new or brownfield sites) must comply with the requirements of the critical drainage area and the Council's SuDS guide.

Design, Materials and External Appearance

Detailed design is where the identity and quality of a place is defined. This site provides the perfect opportunity for good design in terms of building function, layout and impact on public realm. The environmental requirements should be reflected in the form, scale and elevations to provide high quality, innovative and unambiguously 21st century solutions. In terms of height the existing RICC facility is a relatively tall building and therefore there is the potential for proposals with some significant height however a considerably higher structure would be unlikely to be welcomed.

Components of the street scene including signage, lighting, walls and railings and seating shall be considered with the overall design and layout of the development. Litter and dog bins shall be designed as part of the whole scheme and shall contribute towards the layout and design of the street furniture. Lighting will be a key element that will ultimately contribute towards the creation of a quality development with security as an integral part. The emphasis should be on good detail, thoughtful design and high quality that add to the overall quality of the public realm. It should create distinctiveness and stimulate a commitment from all to the future maintenance of the site to high standards.

The development should safeguard the living conditions of the neighbouring communities and play a key role to creating and sustaining the conditions which provide for healthy communities. Attention is drawn to the Council's Local Plan Policy SS12 and to the Council's Healthy Torbay SPD.

The development should seek to include focal points. Elsewhere throughout the developable area opportunities to green the urban environment, primarily within the curtilage should be seized.

Building Density

The overall density of the development will be determined by the need for retention of distinctive landscape features such as the Torre Abbey and constraints imposed through levels and the presence of neighbouring development. This will require innovative design and a layout that takes account of the site's constraints whilst acknowledging the need to satisfy the Council's guidance relating to Conservation and the historic environment (SS10).

This is of particular importance in terms of the relationship between existing historic site of Torre Abbey and any proposed new dwellings, as detailed in the adopted Supplementary Planning Document, 'C5 'Urban Landscape Protection Areas' and ULP No.29 Torre Abbey Meadow and Sports Ground. The Council may relax standards to some degree within the scheme to promote innovative design but protecting and enhancing the appeal of the existing amenities will be paramount.

Housing

The Council consider that there is potential to introduce penthouse flats or an element of housing if it is considered to be enabling development as part of the wider scheme. Developers considering this aspect in their design should refer to Adopted policy SS12 and SPD H1 as well as through observation of the guidance contained within SPD DE2 Building for Life.

Green Infrastructure

The site enjoys a privileged location. An element of onsite public open space should be maintained in accordance with Adopted Policy SS9 Green Infrastructure. In considering major planning applications the Council, will seek long term land management practices to retain or restore landscapes, greenspaces, dark corridors and amenity open spaces, integrating biodiversity and green infrastructure objectives including improved public access.

If development impacts adversely on diversity, geodiversity or countryside management, developer contributions and mitigation measures will be required to improve management or enhancement of the natural environment with the goal of achieving a net gain in biodiversity.

The protection of existing landscape, wildlife and ecological features are fundamental to the success of this development. The site contains a number of mature trees and other landscape features and landscaping proposals should be designed to enhance the potential for nature conservation and habitat development.

Noise

The site lies adjacent to a number of existing hotels and residential properties. In particular TLH, Marquis and John Burton Race Hotel and Restaurant properties are in close proximity. The main entrance to the conference centre and the car park area would all be adjacent to the boundary and it will be important to carefully consider the potential impact of noise emissions in this area. This could involve a formal assessment of noise emissions by a reputable acoustic consultant and/or careful consideration of the site layout to provide an adequate separation distance.

Demolition/Construction Activities

On such a potentially large development, it will be necessary to attach conditions relating to the minimisation of noise and dust, working hours, waste disposal, control of bonfires etc. Careful consideration should also be given to the removal and disposal of any asbestos within existing buildings.

In addition, measures will also need to be taken to avoid surface water run off onto neighbouring land and property.

Contamination

The Council are unaware of any known contaminated land issues within the RICC site.

Sustainable Development

As both site owner and Local Planning Authority, the Council, intends to promote sustainable development and would encourage consideration of an exemplar development for others to follow. Assistance will be given to help with the identification and application of potential grant funding.

Building Control

The Council's Building Control service has detailed knowledge of managing and supervising developments within Torbay. Early contact is suggested.

National and Local Planning Permission Requirements

The Council wish to see high quality development that clearly benefits the Bay, to be built as soon after planning permission as possible. Details of the national and local information needed to support developments within Torbay can be found here:

<http://www.torbay.gov.uk/media/3056/planning-list.pdf>

Development Constraints

The Council is aware of existing Covenants over the land and further engagement will be required with those covenant holders to ensure there is minimal disruption to any development project. It would be the Council's intention to facilitate this further engagement.

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The Selection Process



At this selection stage, we are seeking a better understanding of the potential appeal of the site and undertaking discussions with short listed developers at the Invitation to Tender (ITT) stage of the process. This will enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage.

The Council is seeking to identify a strategic development partner to bring forward new development on the Council's land, the selection of which will begin with interested parties completing a selection questionnaire (Further details are available within the Procurement guidance). The Council is not seeking detailed designs or financial proposals at this stage.

The Council will use the SQ process to shortlist the parties to go forward to the ITT stage, which will be run using a negotiated procedure to develop options to meet the Council's requirements. The key stages and indicative timetable are set out below. Following the selection of the preferred developer the Council intend to move forward with the successful party and negotiate a development agreement for the disposal of a head lease on the site, the period for which will be subject to further negotiations on the terms of the financial proposal and management arrangements for the site to deliver an acceptable scheme that meets the Council's requirements.

The Council are not currently considering financially underwriting the developers' risk or adopting any development risk beyond the ground rent provisions. This position could change depending on the offer proposed.

The development agreement would normally make provision for the payment of the Council's professional and legal fees.

Procurement Timelines

The timetable for the process is shown below is indicative and may be subject to change at the Council's discretion dependent on the solutions proposed:

Indicative Timetable

Procurement Stage	Dates
Prepare Draft Market Brief	July 2018
Draft Market Brief to Review – MEG, O&S Council	August – September 2018
Council Decision	September 2018
Award Consultant to support Developer Procurement Exercise	September 2018
Sent Call for Competition	October 2018
Market Brief and Stage One Tender Documents Published	October 2018
Stage One Tender Submission	November 2018
Stage One Evaluation Period	November 2018
Stage One Outcome Notification	November 2018
Stage Two Tender Documents Published	November 2018
Site Visits	November/December 2018
Stage Two Initial Tender Submission	December 2018/January 2019
Stage Two Evaluation of Initial Submissions	January 2019
Stage Three Feedback and Negotiation Meetings	January 2019
Stage Four Final Tender Documents Published	February 2019
Stage Four Final Submission	February 2019
Stage Four Evaluation of Final Tender Submissions and Committee	March 2019
Council Approval of Preferred Developer Status	April 2019
Award of Preferred Developer Status	April 2019
Masterplan Development	April 2019 onwards

Draft Heads of Terms (subject to contract)

The site is offered on the following basis, subject to Council approval:

- Transfer of title on the basis of a negotiable term of the lease from 25 years up to a maximum period of 125 years and;
- A reviewable ground rent (reviewable every five years) or alternatively by way of a premium at Lease commencement upon satisfactory completion of the development. Such premium to be measured as a statutory requirement as the Council has to achieve best value in any disposal;
- Subject to an Agreement for Development and Lease entered into by the successful developer which will detail the contractual agreement with the Council until completion of the development;
- The developer obtaining full planning permission including any other statutory approvals to permit the proposed development;
- The developer to meet a timeframe for planning and build completion with Title to be transferred on completion;
- A deposit of £10,000 refundable only in the event of refusal of planning permission

This Market Brief is intended to provide information on the nature of the site. Anything contained herein is to be treated accordingly and is not construed a representation on the part of Torbay Council or its agents. All matters contained in this Market Brief are Subject to Contract.

The Council or its advisors will not be liable for any costs incurred by third parties resulting from the preparation of the expression of interest, attendance at any selection panel or meetings with the Council and its officers. The preparation and submission of an expression of interest and subsequent costs associated with the delivery of any scheme are all based on an individuals' at-risk basis and should be considered within the overall costs to be borne by the development. The Council reserves the right to stop the process at its absolute discretion at any point.

Viewing of this exciting opportunity is recommended and the site is publicly and readily accessible.

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Appendices

- 1 Further details of Planning policies and Design principles
- 2 Tree survey – to follow
- 3 Topographical survey – to follow

Appendix 1 - Riviera International Conference Centre Market Brief

Further details of Planning policy and Design principles

Relevant Local and National Planning Policy

Torbay Local Plan Relevant Adopted Policies:

- SS1 Growth Strategy for a prosperous Torbay
- SS2 Future Growth Areas
- SS3 Presumption in favour of sustainable development
- SS4 The economy and employment
- SS5 Employment space
- SS6 Strategic transport improvements
- SS7 Infrastructure phasing and delivery of development
- SS8 Natural environment
- SS9 Green infrastructure
- SS10 Conservation and the historic environment
- SS 11 Sustainable communities
- SS12 Housing
- SS13 Five-year housing land supply
- SS14 Low carbon development and adaption to climate change
- STD 1 Torquay
- STD 2 Torquay Town Centre and Harbour
- STD 3 Torquay Gateway
- TC1 Town Centres
- TC2 Torbay retail hierarchy
- TC3 Retail development
- TC4 Change of Retail use
- TC5 Evening and night time economy
- TO1 Tourism, events and culture

- TO2 Change of use of tourism accommodation and facilities
- TA1 Transport and Accessibility
- TA2 Development Access
- TA3 Parking requirements
- IF1 Information and communications policy
- C4 Trees, hedgerows and natural landscape features
- C5 Urban landscape protection areas (ULPA No.29 Torre Abbey Meadow and Sports Ground)
- NC1 Biodiversity and geodiversity
- HE1 Listed Buildings
- H1 Applications for new homes
- H2 Affordable housing
- DE1 Design
- DE2 Building for Life
- DE3 Development amenity
- DE4 Building heights
- DE6 Advertisements
- SC1 Healthy Bay
- SC2 Sport, leisure and recreation
- SC3 Education, skills and local labour
- ES1 Energy
- ES2 Renewable and low carbon infrastructure
- ER1 Flood risk
- ER2 Water management
- ER3 Contamination
- ER4 Ground stability
- W1 Waste hierarchy
- W2 Waste audit for major and significant waste generating developments
- W5 Waste water disposal
- M2 Maximising the use of secondary or recycled aggregates
- M3 Preserving and safeguarding of limestone resources and key local building stone

Details of the Local Plan can be found here: <http://www.torbay.gov.uk/media/6836/lp-2012to2030.pdf>

Developer Provision/Contributions: (Planning Contributions and Affordable Housing Supplementary Planning Document (SPD), February 2017) and (Torbay CIL Charging Schedule)

<https://www.torbay.gov.uk/council/policies/planning-policies/local-plan/spd/>

<http://www.torbay.gov.uk/CIL>

Under the National Planning Framework, local planning authorities are required to set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure).

Developers are to note that any potential scheme will be expected to contribute to the provision of local infrastructure necessary to make the development proposal sustainable in planning terms. Specific requirements of this scheme are not listed within this Market Brief, though it should be noted that contributions will be subject to discussion at pre-application (pre-planning) stage. The Councils relevant Planning Contributions and Affordable Housing SPD and CIL Charging Schedule should be referred to.

Design Principles

The key development objective is to provide regeneration of the location to deliver a sustainable future for the site as well as a strengthened tourism destination offer. The redevelopment will augment the role of this area in Central Torquay enabling it to play a vital part in Torbay's economy and quality of life.

Hotel and Conference, retail and leisure: Practical, and imaginative proposals that will bring forward significant tourism and leisure development such as a hotel are viewed as key parts of any offer together with an enhanced sporting and swim offer within the site. Proposals will need to clearly identify how existing uses of the site can be accommodated within the re development, including the costs of any rebuild or re-locations. The scheme may include provision for an anchor hotel with a complementary, residential/retail offer to enhance the attraction of Torbay.

Car Parking: Car parking should be appropriate for the uses proposed and a parking strategy will need to be incorporated within the overall design proposal.

Public Realm: It would be beneficial if any scheme incorporated appropriate improvements to the public realm as part of the development and be creative in the use of space through the site.

Heritage Assets: Torre Abbey has been classified as an Ancient Scheduled Monument and as a heritage asset with archaeological interest. The Council's spatial planning department has advised that any development plans will require a sympathetic approach to Torre Abbey. Developers should look for opportunities to enhance or better reveal the significance of the Torre Abbey. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) shall be treated favourably. It is envisaged that there are opportunities, through sensitive and considered design, to better facilitate positive connections with Torre Abbey in urban design terms and also including pedestrian permeability, etc.

The Council will consider the use of its statutory powers to facilitate any additional land required to deliver regeneration of the site subject to appropriate indemnity agreements and any scheme being policy compliant. However, schemes that solely rely on the use of such powers may not be considered acceptable to be taken forward in this process.

Developers are minded to note the following overarching principles for design:

Transportation Issues

Torbay Road is the main distributor route serving Torbay, the eastern settlements around the town and connecting Hollicombe, Paignton and Brixham via the A3022 to the west. It is dual carriageway and the primary vehicular access to the site is achieved through arterial routes north, east and west of the site.

A Transport Assessment will need to be submitted with any future planning application, to demonstrate the impact of any changes to the highway network.

The site frontage off Torbay Road is open parkland with a number of mature trees set some way back from the carriageway. Adequate standards of junction visibility will need to be achieved and detailed designs will need to be based on a topographical survey and with the aid of vehicle speed readings to assess visibility requirements.

Road layouts should meet the satisfaction of the Council but should not dictate the layout of the development. The layout should consider the influences of urban design. In this context the Council anticipates a highway hierarchy and design that give priority to pedestrian and reduces traffic speeds. Tight corners with restricted sight lines can have a major traffic calming effect.

Pedestrian permeability should be maximised and a safe and attractive environment created. The juxtaposition of buildings and their relationship with highway junctions and access points can have a major bearing on creating a safe environment.

A parking strategy needs to be incorporated within the overall design that seeks a blend of parking provision, dilutes the harmful visual impact of parking and creates well-lit parking areas that benefit from maximised natural surveillance. Where curtilage parking is proposed, partial screening should be introduced to reduce the visual impact on the street scene. Parking should accord with the Councils adopted Supplementary Planning Document, TA3 'Parking Requirements'.

Pedestrian and cycle accesses (facilitating active travel) will be required throughout the site. A travel plan for the development should indicate how sustainable modes of travel will be actively encouraged through the design and operation of the development. All routes should be convenient, fit for purpose, attractive, safe and comfortable in their quality and width. The site offers an opportunity to maximize pedestrian access onto an existing footpath network.

Flooding and Drainage

The Environment Agency have designated Torbay as a critical drainage area and as such have provided guidance on the requirements for design. These will be enforced by the LLFA.

This site is located within Flood Zone 1 and there are no known culverts or underwater rivers located within the site with the primary flood risk being encroachment of the sea and rises in the water table. The only restrictions therefore for development would be how surface water run-off would be dealt with. As Torbay is classified as a critical drainage area, any surface water run-off from any development (new or brownfield sites) must comply with the requirements of the critical drainage area and the Councils SuDS guide.

All off-site surface water discharges from development should mimic "Greenfield" performance up to a maximum 1 in 10-year discharge rate. On-site all surface water should be safely managed up to the "1 in

100+climate change” conditions. This will require additional water storage areas to be created thereby contributing to a reduction in flooding downstream.

Information on this subject is included in the document produced by CIRIA: SuDS Design Manual for England and Wales (ISBN 0-86017-522-7) and the Council’s SuDS Design Guide (Version 1.0).

It is also recommended that future developers apply for a Drainage Enquiry to evaluate whether the local water company (South West Water) can supply water and assess whether the public sewers can take the extra capacity from the proposed development.

Design, Materials and External Appearance

Detailed design is where the identity and quality of a place is defined. This site provides the perfect opportunity for good design in terms of building function, layout and impact on public realm. The environmental requirements should be reflected in the form, scale and elevations to provide high quality, innovative and unambiguously 21st century solutions. In terms of height the existing RICC facility is a relatively tall building and therefore there is the potential for proposals with some significant height however a considerably higher structure would be unlikely to be welcomed.

At a more detailed level, the proposed layout will need to take account of the local climatic conditions including natural daylight/solar gain and provide an element of sustainability to the scheme by way of incorporating energy efficiency into the design of buildings and infrastructure (ES2 ‘Renewable and low carbon infrastructure’) and/or other strategies which limit carbon emissions.

It is important that the development is designed to limit the potential for crime. Site configuration layouts and the position of pedestrian routes all need to consider the need to minimise crime and disorder.

All communal and public areas will need to be designed to allow for natural supervision. Development will be designed to create a definite distinction between the public realm and other spaces where areas of ownership will be distinct, providing defensible spaces.

Any shared parking courts should be designed so that they are well related to the buildings providing natural surveillance, or secured by other means, underground or via secure gates across entries.

Components of the street scene including signage, lighting, walls and railings and seating shall be considered with the overall design and layout of the development. Litter and dog bins shall be designed as part of the whole scheme and shall contribute towards the layout and design of the street furniture. Lighting will be a key element that will ultimately contribute towards the creation of a quality development with security as an integral part. The emphasis should be on good detail, thoughtful design and high quality that add to the overall quality of the public realm. It should create distinctiveness and stimulate a commitment from all to the future maintenance of the site to high standards.

The developer is advised to undertake an ecological survey to determine the presence of protected species and other important biological features. The Council will also require a landscape and ecological survey to be undertaken prior to any development on site (See C4 and C5 of local plan).

The development of this site may require the construction of bespoke dwellings to take account of the challenge of the sites levels, trees and other constraints. The full extent of the area can only be assessed once a levels survey has been undertaken in conjunction with the submission of tree cover, and landscape profiles.

There is a unique opportunity to take advantage of the setting of the site by fronting dwellings onto it creating a pleasant outlook for occupiers and creating natural surveillance of the open space.

The development should safeguard the living conditions of the neighbouring communities and play a key role to creating and sustaining the conditions which provide for healthy communities. Attention is drawn to the Council's Local Plan Policy SS12 and to the Council's Healthy Torbay SPD.

The development should seek to include focal points. Elsewhere throughout the developable area opportunities to green the urban environment, primarily within curtilage should be seized.

The layout should ensure that utility infrastructure is discretely located and forms an integral part of the overall scheme. Consideration should also be given to the provision of data and internet telecommunication facilities to support occupiers and avoid future bespoke arrangements being made.

Building Density

The overall density of the development will be determined by the need for retention of distinctive landscape features such as the Torre Abbey and constraints imposed through levels and the presence of neighbouring development. This will require innovative design and a layout that takes account of the site's constraints whilst acknowledging the need to satisfy the Council's guidance relating to Conservation and the historic environment (SS10).

This is of particular importance in terms of the relationship between existing historic site of Torre Abbey and any proposed new dwellings, as detailed in the adopted Supplementary Planning Document, 'C5 'Urban Landscape Protection Areas' and ULPA No.29 Torre Abbey Meadow and Sports Ground. The Council may relax standards to some degree within the scheme to promote innovative design but protecting and enhancing the appeal of the existing amenities will be paramount.

Housing

The Council consider that there is potential to introduce penthouse flats or an element of housing if it is considered to be enabling development as part of the wider scheme. Developers considering this aspect in their design should refer to Adopted policy SS12 and SPD H1 as well as through observation of the guidance contained within SPD DE2 Building for Life.

Green Infrastructure

The site enjoys a privileged location. An element of onsite public open space should be maintained in accordance with Adopted Policy SS9 Green Infrastructure. In considering major planning applications the Council, will seek long term land management practices to retain or restore landscapes, greenspaces, dark corridors and amenity open spaces, integrating biodiversity and green infrastructure objectives including improved public access.

If development impacts adversely on diversity, geodiversity or countryside management, developer contributions and mitigation measures will be required to improve management or enhancement of the natural environment with the goal of achieving a net gain in biodiversity.

There are a number of hedgerows and mature trees on site and therefore there may be protected wildlife. A survey will also be required in order to establish whether there are any bats, owls or other protected species on site. The Council will require an Ecological Survey to be undertaken prior to the submission of a planning application. Such should cover habitats and species on the site and should provide an assessment of the

likely impacts on these and recommendations for the avoidance and mitigation of impact and enhancement of nature conservation.

Prior to any development any applicant should submit a full tree survey as per BS 5837:2005 and a habitat survey to meet the requirements of the Habitat Regulations 1994 (amended August 2007).

The protection of existing landscape and ecological features are fundamental to the success of this development. The site contains a number of mature trees and other landscape features. Key features should be retained within the overall scheme and protected during the construction phase with strong fencing to conform to BS 5837:2005.

Developers should ensure that drainage and service runs respect the existing tree cover and areas of ecological interest and full details will need to be submitted with a future planning application.

Landscaping proposals should be designed to enhance the potential for nature conservation and habitat development.

Noise

The site lies adjacent to a number of existing hotels and residential properties. In particular TLH, Marquis and John Burton Race Hotel and Restaurant properties are in close proximity. The main entrance to the conference centre and the car park area would all be adjacent to the boundary and it will be important to carefully consider the potential impact of noise emissions in this area. This could involve a formal assessment of noise emissions by a reputable acoustic consultant and/or careful consideration of the site layout to provide an adequate separation distance.

Demolition/Construction Activities

On such a potentially large development, it will be necessary to attach conditions relating to the minimisation of noise and dust, working hours, waste disposal, control of bonfires etc. Careful consideration should also be given to the removal and disposal of any asbestos within existing buildings.

In addition, measures will also need to be taken to avoid surface water run off onto neighbouring land and property.

Contamination

The Council are unaware of any known contaminated land issues within the RICC site.

Sustainable Development

As both site owner and Local Planning Authority, the Council, intends to promote sustainable development and would encourage consideration of an exemplar development for others to follow.

Assistance will be given to help with the identification and application of potential grant funding. The Department of Trade and Industries provides grants through the Low Carbon Buildings Programme for the incorporation of micro generation technologies depending on the developer meeting the scheme requirements. Where the Council cannot provide the appropriate advice and assistance, we will aim to identify appropriate recognised professional sources.

Building Control

The Council's Building Control service has detailed knowledge of managing and supervising developments within Torbay. Early contact is suggested.

Design Guidelines for Car Parking

Leisure Centre and recreational facilities	Swimming pools	Cinemas, theatres, conference facilities (above 1,000 sq. m of gross floor space)	Hotels	Flats/Apartments
1 car space for 25sq. m of gross floor space	1 car space for 10sq. m of water space	1 car space for 6 seats	1 car space per bedroom plus provision for coaches including setting down and picking up	1 car space per flat together with secured and covered cycle storage 1 cycle per flat

National and Local Planning Permission Requirements

The Council wish to see high quality development that clearly benefits the Bay, to be built as soon after planning permission as possible. Details of the national and local information needed to support developments within Torbay can be found here: <http://www.torbay.gov.uk/media/3056/planning-list.pdf>



Meeting: Overview and Scrutiny Board

Date: 12 September 2018

Wards Affected: All

Report Title: Ofsted Re-inspection

When does the decision need to be implemented? N/A

Executive Lead Contact Details: Councillor Stocks, Executive Lead for Children and Housing, 07787766544, cindy.stocks@torbay.gov.uk

Supporting Officer Contact Details: Alison Botham, Joint Director of Children Services for Plymouth and Torbay, alison.botham@torbay.gov.uk

Re-inspection

The inspection was undertaken between 11 June and 5 July 2018 by a team of six inspectors. The inspectors focussed on reviewing direct work with children in need of help and protection; children looked after; adoption performance, and the experiences and progress of care leavers. They interviewed staff from Torbay Council and a number of partner agencies, including Torbay and South Devon NHS Foundation Trust, Devon and Cornwall Police, Devon and Cornwall Probation Service, and the voluntary and community sector. Inspectors also interviewed elected members from Torbay Council as well as children, young people, carers and family members.

Inspectors concluded that overall, Torbay’s children’s services remains inadequate.

1 Children who need help and protection	Inadequate
2 Children looked after and achieving permanence	Requires improvement
2.1 Adoption performance	Good
2.2 Experiences and progress of care leavers	Requires improvement
3 Leadership, management and governance	Inadequate

In the 2016 Single Inspection report the findings had been that children’s services were inadequate.

1 Children who need help and protection	Inadequate
2 Children looked after and achieving permanence	Requires improvement
2.1 Adoption performance	Requires Improvement
2.2 Experiences and progress of care leavers	Requires improvement
3 Leadership, management and governance	Inadequate

As a result of the 2016 judgement Torbay Council has been under the direction of the Secretary of State and a commissioner from Hampshire County Council appointed by the Department for Education. The focus of the commissioner was to advise on the fundamental structures and leadership that needs to be in place to enable Torbay to make and sustain improvement. As a result of the commissioner's review and recommendations, Torbay and Plymouth Councils entered into a contractual arrangement with a joint Director of Children's Services. The arrangement was established in April this year and the joint Director of Children's Services, Alison Botham, took responsibility for Torbay on Friday 6 July 2018.

Re-inspection 2018 Key Findings

<https://reports.ofsted.gov.uk/local-authorities/torbay>

Overall the pace of change means that not enough improvement has been made since 2015, and there are some areas showing serious weakness. These include:

- There has been significant delay and drift for some children, particularly those in need of protection
- Timeliness remains a weakness in relation to assessment work and visits to children
- Management oversight and supervision remain weak
- 16/17 year old young people who are homeless or at risk of homelessness have not always been responded to appropriately
- Frequent changes of social worker combined with the complexity of work impacts negatively on the quality of practice particularly for children in need of help and protection
- Until recently there have been delays in effective decision making where legal action is required
- Arrangements in the fostering service mean that reviews of carers are not up to date for 50% of carers, however the inspectors found no evidence that this had impacted on the care of children placed.

Significant improvements in some areas were recognised by the inspectors and these include:

- Early help demonstrates strong focused work
- Decisions making in the MASH has improved and thresholds are appropriate and consistently applied
- In the disabled children's team
- Placement stability is good for most children in care
- Adoption has improved from Requires Improvement in 2015 to Good
- Care leavers value the support from their personal advisers, the service is in touch with all care leavers, and most live in suitable accommodation
- In the emergency duty team that mean that there are robust responses to immediate safeguarding concerns
- Corporate parenting has strengthened, the board is energetic and advocates strongly for children and young people
- Governance arrangements are clear with strong links between the chief executive, lead member and DCS. Lines of accountability are well established.

There are sixteen recommendations with three of them identified as needing immediate actions. Work has already begun to address these three recommendations.

Improvement Plan, governance and the role of Ofsted.

In continuing to build on all the hard work that has been done to achieve the improvements to date the focus will be on stabilising the leadership team, recruitment and retention, and achieving consistent and sustainable change at pace. A meeting is scheduled in early October with the Department for Education, the Children's Commissioner to agree the intervention arrangements and how to support the joint arrangements with Plymouth. This will ensure the right framework is in place for the improvement plan to increase the pace and consistency of change and achieve sustainable improvement.

The governance arrangements to oversee the revised improvement plan will also be considered so that these are established before the plan is agreed and submitted to the DfE and Ofsted at the end of November.

A meeting is also in place for early October with Ofsted, including one of the inspectors on the team that undertook the re-inspection that will consider the outcome of the re-inspection and consider the monitoring arrangements and re-inspection schedule.

Conclusion

This briefing is to note the outcome of the re-inspection and that immediate recommendations are being acted upon. That key meetings are planned to agree the framework for continued improvement that will ensure a revised improvement plan is agreed for submission in late November.



Meeting: Overview and Scrutiny

Date: 14 September 2018

Wards Affected: All

Report Title: Joint Health and Wellbeing Strategy (“JHWBS”) 2018-2022 DRAFT

Is the decision a key decision? Yes – key strategic document for Torbay Council

When does the decision need to be implemented? Consultation ends 17 Sept 2018

Executive Lead Contact Details: Jackie Stockman, Executive Lead for Health and Wellbeing, [07968 979685](tel:07968979685)

Supporting Officer Contact Details: Nanette Tribble, Treatment Effectiveness Manager, Public Health Team, 01803 207352 (supporting the consultation)

Report Author: Caroline Dimond, Director of Public Health

1. Proposal and Introduction

- 1.1 The refreshed JHWBS has been produced to align with a range of existing health and care strategies and aligns with our future model of care and the developing Sustainability and Transformation Plan (STP).
- 1.2 Following a workshop in February 2018, multi-agency members of the Health and Wellbeing Board agreed a set of priorities for the health and wellbeing system as a whole in Torbay. It was recognised that there were a range of plans and strategies, held by a number of partnerships and organisations, which aim to address these same priorities.
- 1.3 Members were advised that the draft JHWBS appended to this report collates the goals and outcomes of those plans and strategies, as they relate to Torbay, into one strategy.

2. Reason for Proposal and associated financial commitments

- 2.1 It was agreed by the Mayor (18th July 2018) that the draft Joint Health and Wellbeing Strategy be published for public consultation. As part of Torbay Council’s Policy Framework, the draft Strategy will be subject to consultation for at least six weeks. It is proposed that the Strategy will be presented to Council for final approval by the end of 2018.

- 2.2 Public consultation on the Strategy will run from 28th August 2018 to 12th October 2018 with feedback being sought via a short questionnaire. Further details are available on the Council's website [<https://www.torbay.gov.uk/surveys/JHWBS/JHWBS2.htm>]. In addition to public consultation, requests for feedback are being made to a number of key local Boards. As part of this, the Overview and Scrutiny Board are invited to provide feedback on the strategy.
- 2.3 There are no financial commitments in this high level strategy.

3. Recommendation(s) / Proposed Decision

- 3.1 That the Overview and Scrutiny Board considers the draft consultation Joint Health and Wellbeing Strategy and makes recommendations to the Mayor as part of the consultation process.

Appendices

Appendix 1: Draft JHWBS 2018-2022

Background Documents

None



2018-2022

Joint Health and Wellbeing Strategy – Draft for consultation

Creating a healthy Torbay where individuals
and communities can thrive

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Foreword

Torbay's Strategic Partnership wants the people of Torbay to have an unrivalled quality of life, in one of the UK's most beautiful destinations. It wants to see a place where connectivity, culture and ambition are growing fast, creating opportunities for everyone who lives, works and enjoys being here.

This Joint Health and Wellbeing Strategy has been put together by partners within the health and wellbeing community in Torbay who work across the public and voluntary sectors and form the Health and Wellbeing Board. It is part of the Council's Policy Framework which is a suite of strategies and plans which cover the range of Council functions. Equally, it sits alongside the plans and strategies of NHS commissioners and providers in Torbay.



The Board wants to make a difference for the people that live and work in Torbay and its members are working together as a voice across organisations to agree the areas we all need to focus on if we are to make that real difference. Together, we need to address the wider economic, social, lifestyle and environmental factors which will improve the life chances for individuals. The Board has set its collective ambition **to create a healthy Torbay, where individuals and communities can thrive.**

We want to ensure our effort addresses what's important to people in their lives and what helps us all to enjoy life more, be that at home, at work or in our communities. We have a national and international reputation for our integrated working across health and social care but we know we need to go further if we are to meet our ambition. We need to put greater effort into tackling the inequalities we have across Torbay and into addressing the wellbeing of those who are particularly vulnerable.

The priorities within this Strategy have been shaped and informed by listening to the people of Torbay, by looking at our data and by sharing our experiences. They reflect our common aim of shifting our effort towards prevention, early intervention and self-care and our common vision of a local health and wellbeing system where people are empowered and enabled to take greater control of their lives utilising the many assets we have in our communities. The priorities recognise that we must ensure children and young people grow up in environments where they are safe and that enable them to become healthy, happy and aspiring adults. Importantly they identify the pivotal importance of mental wellbeing to health, especially in our young people, and the importance of our environments and communities to health. Finally they acknowledge the wellbeing aspirations of adults as they age.

In Torbay, the costs of, and demands on, our many services are increasing at a time when our population is ageing and our budgets are under pressure. We need to find new and better ways of working together to address these challenges. This Strategy sets out an objective and set of priorities for a more sustainable future. It is underpinned by a commitment to partnership working by the Health and Wellbeing Board to maximise the utilisation of existing resources and to secure additional resources to improve our response to Torbay's challenges.

Only our collective efforts will turn the tide on the cycle of ever increasing demand and cost. This is the call to action for us to work together over the next five years to deliver a healthy Torbay and to send out the clear message that our people and our population matter.

Councillor Jackie Stockman
Chairman of the Torbay Health and Wellbeing Board

Context

Torbay offers a great quality of life for individuals and families. With its natural environment, clean air, climate, location, excellent schools, growing arts and cultural sector, and wide range of outdoor activities, Torbay provides everyone the opportunity to live a healthy and fulfilled life.

Torbay covers an area of over 24 square miles, located in South Devon, known as the English Riviera. It is made up of the three towns of Torquay, Paignton and Brixham and comprises over 20 beaches and secluded coves along 22 miles of coastline located around the east facing natural harbour of Tor Bay.

With a population of over 133,000, Torbay is the second largest urban area within the Heart of the South West. It is a retirement destination for many fit, active, skilled and affluent older people which is reflected in the population structure.

Like many coastal areas, Torbay has its challenges. There are high levels of poverty and deprivation, with not enough opportunities for our young people. Productivity levels in Torbay remain amongst some of the lowest in the country, mainly due to the high levels of low paid employment in the tourism and health/social care industries, along with a relatively small workforce compared to the population. Our ageing population means that an ever higher proportion of diminishing public resource is spent on care.

Torbay's Economic Strategy will build on our strengths including a strong entrepreneurial culture, our growing reputation in photonics and electronics cluster and our established fishing, tourism and hospitality sectors to deliver economic growth, tackle inequality and create change in the area that benefits everyone who lives here. Torbay also has a national reputation for the ground breaking work that has led to both integrated health and social care and more recently to the integration of the acute and community NHS trusts. Public sector organisations have close working relationships with the Torbay's extensive community and voluntary sector.

Torbay's Joint Strategic Needs Assessment (JSNA) provides a suite of documents, web tools and presentations which help to analyse the health needs of populations to inform and guide commissioning of health, wellbeing and social care services within Torbay. The JSNA enables local leaders to work together to understand and agree the needs of the local population.

What is life like for the people of Torbay?

- The population of Torbay is ageing more than other areas of the country – the number of people over 85 will double over next twenty years
- Levels of deprivation are increasing with 45% of residents living in an area in the top 20% most deprived in England
- Torbay is the most deprived local authority area in the South West and inequalities have been widening as relative deprivation worsens
- There are relatively high numbers of people with few qualifications, low earnings and claiming benefits
- House prices, on average, are £40,000 less than the England average but to buy a house in Torbay costs nearly seven times the average salary
- Housing conditions are an area of concern with a higher percentage of private rented housing and significantly lower numbers of residents in social rented housing
- Homelessness and insecurity of tenure is rising with 24 people street homeless at the last count
- The violent crime rate is significantly higher than the England average
- Anti-social behaviour is significantly higher than England and other similar local authorities

What is life like for children and young people?

- There is good early years educational achievement against the national standard, but a gap is emerging between poorer and better off students especially at secondary school
- 1 in 4 children live in poverty and there are issues of debt and food insecurity
- Almost 1 in 5 mothers smoke during pregnancy, low numbers of infants are breastfed and 1 in 3 children are overweight by age 11
- The rate of Children Looked after is high
- There are significantly worse rates of specific admissions for alcohol and higher prevalence of smoking for young people
- There are significantly higher numbers of admissions for self-harm
- There are high numbers of young people claiming benefits and high rates of first time entrants to the Youth Justice System

What is life like for adults?

- Smoking rates remain higher than the national average - 17% of over 16s smoke compared to 15% nationally
- The rate of physically activity is 66%, similar to national rate of 65%
- The hospital admissions rate for alcohol specific conditions is 79% - higher than the England rate
- Those classified as overweight or obese is 61% which is the same as for England
- There is high prevalence of a range of chronic conditions such as diabetes, depression, hypertension, cardio-vascular disease and Chronic Obstructive Pulmonary Disease - this has led to high levels of preventable admissions

What is life like for older adults?

- Many people chose to retire to Torbay and most live full and happy lives
- However, the numbers with more than one health condition (co-morbidities) is expected to rise by a third in the next ten years
- Frailty and dementia is also estimated to rise
- Age-related dependency and unpaid carer levels are significantly higher than nationally
- Rates of long-term support needs are significantly higher than England, related to mental health and social isolation

This data paints of picture of a community where, despite a vibrant tourism industry, an environment that attracts many to make this their home and Torbay's offer of an active and fulfilling life, there are still many areas and many of its people who lead challenging lives. High levels of deprivation, a low wage economy, poor levels of qualification and poor housing have resulted in some children growing up in relative poverty where inequalities are evident in terms of their educational achievements, aspirations and health. This in turn leads to disparities in lifestyle choices, in illness and disability and ultimately in health and care needs and costs.

The stark fact is that a female living in the most deprived area of Torbay will live, on average 8.9 years less and a male 5.2 years less than a person in the least deprived area.

The following table summarises the strengths that Torbay has together with the issues which we still need to address. To address these issues we need a response across all agencies in Torbay and there are a range of opportunities that are available to us.

STRENGTHS	ISSUES	OPPORTUNITIES
<ul style="list-style-type: none"> ▪ Torbay has a long and successful history of partnership working especially between health and social care with an integrated organisation delivering acute and community healthcare and adult social care ▪ There is a vibrant Community and Voluntary Sector in Torbay which is actively engaged in the integration and prevention agenda ▪ Organisations in Torbay are committed to a common purpose to address inequalities, to work with communities and to bring a greater focus to prevention, early intervention and self-care and to the determinants of poor health. ▪ People are willing to do things differently and there is a culture of learning ▪ We have involved and listened to people and what they want and there are a number of forums for the local voice such as the Older People’s Forum ▪ There is a desire to work to address the needs of people living with multiple complex needs ▪ There is a strong sense of community and some innovative community led initiatives in parts of Torbay such as the work on isolation in the over 50s ▪ Torbay has led the way ensuring planning decisions consider health and wellbeing 	<ul style="list-style-type: none"> ▪ Child poverty and levels of deprivation remain high in Torbay ▪ There are many families living in poor housing conditions ▪ There are high levels of violent crime, antisocial behaviour and domestic abuse ▪ Though educational outcomes in schools are generally good there are inequalities between and within schools which need addressing ▪ There are large numbers of people whose lifestyle is having an adverse effect on their health. Most important areas are smoking, obesity and physical activity ▪ Emotional well-being and mental health issues are of concern particularly amongst young people, there are concerning numbers of suicides and higher than national levels of self-harm ▪ Torbay has one of the highest rates of Children Looked After in the country with issues of underlying neglect linked to poverty and drivers of need ▪ There are higher proportions of older people especially over 85s in Torbay. Often these people have high levels of isolation and are carers ▪ There is a lack of resilience in primary care ▪ Though there are emerging pockets of innovative practice and a commitment to shift the focus, currently services still focus on treatment and illness rather than the promotion of well-being 	<ul style="list-style-type: none"> ▪ Expand the work around Healthy Torbay to ensure a focus on regeneration and skills development ▪ Deliver our Lifestyle Service at scale and with greater reach and impact. ▪ Work together to meet the needs of people with multiple complex needs ▪ Build on and expand our work on promoting exercise and addressing the growing levels of obesity ▪ Proactively work with partners to implement the Housing Strategy ▪ Devon-wide Emotional Health and Wellbeing Strategy is in place and links to the Torbay Children and Young People’s Plan ▪ New Children and Young People’s Plan is in place and will be delivered by the Children’s Services Strategic Steering Group ▪ Build on current local work such as the work in Brixham to find local solutions to promote and address mental health ▪ Support the Older People’s Forum to work to enable people to age well ▪ The aims of the Prevention Board should be promoted to embed prevention, early intervention and self-care at all opportunities ▪ Create and deliver a training programme to “Make Every Contact Count” ▪ Consider how the workforce within primary care can be strengthened

Objectives and Priorities

Objective

The objective of the Health and Wellbeing Board and of this Joint Health and Wellbeing Strategy is:

To create a healthy Torbay where individuals and communities can thrive.

The Health and Wellbeing Board wants to see a Torbay where:

- All children born and raised in Torbay have the same life chances
- Children and young people have high aspirations and good employment opportunities
- Skill levels are raised and broadened and people are supported to access employment
- Everyone has housing which meets their needs and there are a variety of tenancies and housing opportunities in Torbay
- Mental and emotional health is given an equal focus alongside physical health
- People are enabled to make healthy lifestyle choices
- Services are based on what's important to people not what is the matter with people
- There is an integrated holistic service for those who are most vulnerable
- Older people are supported to be as independent and socially connected as they can be and, if care is needed, it is of quality and compassionate

Priorities

Torbay has a long history of partnership working with a range of partnership bodies in place with their own plans. Many of the priorities of these partnerships overlap and seek to address the issues identified in the Joint Strategic Needs Assessment. The Joint Strategic Needs Assessment indicates the priorities for Torbay Council, South Devon and Torbay Clinical Commissioning Group and its partners – as a system – to address. The priorities form the 'golden threads' which should underpin all commissioning and service activity across the partnership.

- Priority 1:** Working together, at scale, to promote good health and wellbeing and prevent illness
- Priority 2:** Enable children to have the best start in life and address the inequalities in their outcomes
- Priority 3:** Build emotional resilience in young people
- Priority 4:** Create places where people can live healthy and happy lives
- Priority 5:** Support those who are vulnerable and living complex lives, addressing the factors that result in vulnerability
- Priority 6:** Enable people to age well
- Priority 7:** Promote good mental health



Priority 1: Working together, at scale, to promote good health and wellbeing and prevent illness

What do we want to achieve?

We will work with all sectors and organisations in Torbay to put an emphasis on prevention, early intervention and self-care.

What are our goals?

We want to see:

- more people choosing and enabled to live healthy lifestyles and fewer people unwell
- more people living independently in resilient communities
- people being supported to have the knowledge, skills and confidence to self-care and better manage health conditions
- earlier intervention with the health and care system ready and able to intervene early

What are the specific outcomes that we want to see in Torbay by 2022?

There will be a shift to focus on prevention, self-care and early intervention across all services – prevention will feature in everybody's plans and the new model of care will optimise prevention within health and social care.

Services will take into account the underlying determinants of health in their day-to-day work and strategies and we will build community resourcefulness.

Individual's health literacy and ability to self-help and self-care will be improved and staff will be given the opportunities and skills to work in a strengths-based way. Transformational models of service and care delivery will be developed with a greater emphasis on enablement and information sharing in addition to support.

Priority projects will be those which bring the greatest impact. Services will deliver new ways of working that address what is important to people. These services will inform and empower people to lead healthier lives, to identify and address illness earlier and to enable individuals to manage their illness themselves or with the support of assets within their own community.

To make this happen we will:

- Work to encourage the use of the following enabling tools in front-line services:
 - MECC (Making Every Contact Count)
 - Directories of service
 - Social Marketing
 - Community Grants
 - Patient Activation
 - Social prescribing
 - Shared decision making
 - HOPE (Helping Overcoming Problems Effectively)
- Deliver work year-on-year across Torbay in specific project areas to bring early benefits. These include improving access to lifestyles advice, screening and improvements of pathways into lifestyle services, early intervention in chronic disease, prevention of falls and frailty, mental health promotion and addressing gaps in community infection control.

Priority 2: Enable children to have the best start in life and address the inequalities in their outcomes

What do we want to achieve?

We want all children in Torbay to grow up safe, happy and healthy in order that they can reach their full potential. Children and young people have said they want to have fun, to be safe, to be with friends, to be looked after by someone who cares for them, to have a good education, to eat healthy and nutritious food and to be encouraged and supported to do activities and exercises that interest them.

What are our goals?

We want to see:

- children getting the best start in life
- the impact on children and families from domestic abuse, alcohol/substance misuse and all forms of child exploitation reduced
- improved education outcomes for all children and young people
- young people being healthy, making positive choices and influencing their own futures

What are the specific outcomes that we want to see in Torbay by 2022?

There will be an integrated service for 0-19 year olds focused on their needs and on prevention and early intervention. Torbay Council's Economic Strategy will tackle child poverty and we will focus on addressing the underlying causes of deprivation in those communities most impacted.

There will be a multi-disciplinary model for family support with embedded expertise around substance misuse, domestic abuse and sexual violence, adult mental health and child and adolescent mental health. Services will be trauma-informed and take account of Adverse Childhood Experiences.

We will drive improvements in attainment whilst ensuring services for vulnerable learners are of high quality to close the attainment gap. There will be robust education and employment pathways to maximise opportunities for young people.

The emotional health and well-being of young children and young people will be improved through working with Play Torbay and the Youth Trust to ensure there are opportunities for young people when they need them most. Children and young people will be provided with opportunities which inspire them.

To make this happen we will...

- Deliver the Children and Young People's Plan through the Children's Improvement Board and the Children and Young People's Strategic Steering Group
- Focus on addressing the causes and effects of child poverty
- Promote effective prevention and early intervention

Priority 3: Build emotional resilience in children and young people

What do we want to achieve?

We want all children and young people to experience good emotional health and wellbeing, thrive and have the ability to build emotional resilience.

What are our goals?

We want to see more children and young people:

- with good emotional health and wellbeing
- recovering from their emotional health and wellbeing needs
- having better physical health and better emotional health and wellbeing
- having a positive experience of care and support
- having access to high quality support, as close to home as possible

And we want to see:

- more people having an understanding of emotional health and wellbeing

What are the specific outcomes that we want to see in Torbay by 2022?

Families, schools, colleges, local communities and services will be able to develop and support emotional wellbeing and resilience using a model called the THRIVE framework and principles developed by the Anna Freud Centre.

Transitions between support services will be improved, ensuring the children and young people receive effective support when in crisis and provide support to prevent crisis occurring/re-occurring. Support from specialist mental health services will be there when it is needed. Services will be outcomes focused and evaluated.

There will be support for the emotional health and wellbeing needs of those who have experienced abuse (sexual, physical, emotional and/or neglect) and/or physical ill health. Similarly there will be support for those whose parent(s)/carer(s) experience mental ill health; those with Autistic Spectrum Disorder or learning disability; and those who are demonstrating challenging behaviour.

To make this happen we will:

- Support early years settings, schools and colleges through guidance, resources, training opportunities and service signposting via the Torbay Healthy Learning website and social media platform
- Promote and facilitate coordinated personal health and sex education (PHSE) delivery, training and peer support through the multi-agency Wellbeing Outcomes Network;
- Take a whole family approach
- Ensure our objectives are embedded in the 0-19 year integrated service and in the Child and Adolescent Mental Health Service
- Co-design and co-produce with children and young people who are part of the wider system

Priority 4: Create places where people can live healthy and happy lives

What do we want to achieve?

We want Torbay to be a place where people can thrive, where the housing and infrastructure of the Bay promotes health and where people are engaged with wellbeing.

What are our goals?

We want to:

- get more people moving
- encourage people to have a healthy weight
- promote people drinking sensibly and stopping smoking
- enable people to be a part of their community and live fulfilled lives
- ensure our planning and housing systems promote health

What are the specific outcomes we want to see in Torbay by 2022?

Community resilience will be promoted and improved and there will be a focus on regeneration and skills development.

There will be “Health in All Policies” – the policies of organisations across our partnership will maximise the opportunities to promote health and wellbeing in general, and to tackle inequalities in particular. The health and wellbeing of staff will be improved and they will promote wellbeing through their interactions with others.

Standards of accommodation in the private rented sector will be improved and individuals will be encouraged to express concerns, especially those who feel vulnerable or don't wish to act for fear of repercussions.

To make this happen we will...

- Extend the reach of our Healthy Torbay programme to better engage with communities
- Work to develop the Healthy Towns approach, connecting with a wide range of partners, and in particular the community and voluntary sectors, to engage people in their health and wellbeing. We will develop partnerships with Councillors and community builders in deprived areas as the initial phase
- Deliver the Healthy Weight Action Plan through the Healthy Weights Steering Group with an initial focus on infant feeding and a schools-based holiday hunger programme
- Through the multi-agency Physical Activity Steering Group, launch “Torbay on the Move” to promote flagship projects across the life course such as the Run for your Life challenge for primary schools
- Relaunch the Torbay Housing Partnership to provide leadership in progressing the aspirations set out in the Housing Strategy Action Plan. This will include action to address fuel poverty and to respond to poor housing issues
- Establish a Torbay Tobacco Alliance to support our residents and visitors to be smoke free

Priority 5: Support those who are vulnerable and living complex lives, addressing the factors that result in vulnerability

What do we want to achieve?

We will work together and with people and families with multiple complex needs in order to provide an integrated service based on what's important to them. We will focus on prevention and intervening earlier and work towards full independence.

What are our goals?

We want to:

- develop services for those most in need based on a “Housing First” approach
- develop a more preventative strength-based approach towards Housing Options with appropriate floating support and seamless links to public and third sector services
- redesign the system of existing services such as drug and alcohol treatment, housing and homelessness services, Police and Probation, and mental health services in order to meet the needs of vulnerable people in a broader context and to ensure the needs of families are considered
- ensure the specific needs of young people are considered as they transition into adult services
- ensure any future strategy in relation to mental health considers the needs of those who are vulnerable or living complex lives, including those who have a personality disorder
- tackle domestic abuse and sexual violence, to enable our residents to live safe and happy lives
- ensure young adults with physical and/or learning disabilities and those with autism are supported into independence through appropriate housing, where appropriate close to family and friends, with tailored support to meet individual needs
- those with the most complex needs to be supported by a quality workforce with the necessary skills and support to enable greater independence and avoid admission to hospital
- support young people and adults with a learning disability, autism and poor mental health into meaningful employment

What are the specific outcomes that we want to see in Torbay by 2022?

We will end street homelessness in Torbay. All people with complex needs will have a holistic assessment that is trauma-informed and considers the drivers of need, such as debt and housing. There will be an integrated support offer in place for those with complex lives, informed by and involving those with lived experience.

There will be a decrease in alcohol related admissions and a fall in emergency visits associated with domestic abuse, sexual violence, self-harm and substance misuse.

There will be a fall in isolation and improved emotional health for those who are vulnerable or who are living complex lives. There will be better outcomes for vulnerable children and those transitioning into adulthood.

There will be more adults with learning disability, autism and mental health conditions in suitable, settled accommodation, and in meaningful employment.

To make this happen we will...

- Invest in service re-design to resolve the issues which those with complex needs such as housing, mental health and drug and alcohol disorders

- Implement a multiagency project to focus on a permanent end to rough sleeping and those on the edge of homelessness
- Work to relocate those with the most complex learning disabilities and mental health needs closer to home through the Transforming Care Partnership
- Work with the Department for Work and Pensions and housing providers to support people with learning disabilities and mental ill health, including their carers and those in recovery, into work and housing
- Work with the Devon-wide Sustainability and Transformation Partnership to further integrate mental health and primary care into community settings to take our journey of integration with the NHS further
- Provide further outreach support for vulnerable adults
- Redesign holistic support for families with children who have parents who struggle with mental ill health and/or substance misuse

Priority 6: Enable people to age well

What do we want to achieve?

We want all people living in Torbay, regardless of age, to feel valued, included and able to become involved in a growing and thriving community. We want Torbay to be a place with opportunity for all and where people can grow up, grow old and age well together.

What are our goals?

We want to:

- enable isolated older people to feel re-connected with friends, their communities and where they live through an increased sense of 'neighbourliness' and engagement in a broader range of accessible/affordable activities
- enable older people feel their lives have value and purpose as life changes, contributing their time, skills and knowledge to their community
- ensure older people have high personal, learning and service aspirations for later life facilitated by better information, advice and more integrated services
- ensure more local residents value older people, and that ageing is celebrated and viewed more positively by all
- enable older people to be independent and when care may be needed to support ongoing needs that it is of quality and personal, based on the existing strengths on individuals

What are the specific outcomes that we want to see in Torbay by 2022?

Our older people will feel their lives have value and purpose, through being supported to have a positive sense of identity as life changes and to contribute their time, skills and knowledge to their community. People in their middle years will view older age as an opportunity.

Our older people will feel connected with friends, their communities and where they live through an increased sense of 'neighbourliness' amongst local people and engagement in a broader range of affordable activities and interest groups. They will have greater access to affordable technology for information, leisure and social connection and more opportunities to enjoy the beauty of our surroundings, feel safe in their local environment and have improved transport and access.

Our older people will have high personal and service aspirations for later life through leading and making decisions relating to issues and services that affect them and knowing where and how to find information and support if required. They will learn in later life and care for their health and wellbeing. Their financial hardship will be reduced. Organisations will change services so they focus more on what matters to older people and will be less risk averse.

More of the local community will value older people, and ageing will be celebrated and viewed more positively by all, through building capacity in the community to engage, involve and enable older people. There will be increased opportunities for others to benefit from the skills and experience of older people and increased opportunities between generations to connect and have a greater understanding. We will stimulate positive perceptions about ageing and the value of older people in our community.

To make this happen we will...

- Review the benefits of the Ageing Well programme and mainstream those activities that have produced evidenced benefits
- Build more extra care and supported flexible accommodation to meet changing needs
- Shape the care home and care market through working together and provide more dementia and nursing provision
- Test tech solutions to enable people to stay at home and stay independent

- Support the independent care workforce to be “Proud to Care” and through other innovations including designing new roles to attract people into the sector
- Work with NHS and Council estates to ensure creative housing solutions and changing care settings contribute to the regeneration and vision for our town centres and sense of place

Priority 7: Promote good mental health

What do we want to achieve?

We will improve, build on and link to community assets that promote mental wellbeing.

What are our goals?

We want to:

- improve access to services in the right place at the right time
- have a cohesive and joint strategic approach to all-age mental health
- identify and acknowledge the wider determinants that affect mental health and wellbeing
- give a strong focus to preventing mental ill health
- support individual resilience

What are the specific outcomes that we want to see in Torbay by 2022?

Wellbeing and resilience across the population of Torbay will be improved using evidence based guidance and interventions that are designed to increase awareness and knowledge, reduce stigma and encourage positive behavioural changes.

There will be parity of esteem for mental health across major employers in Torbay. Opportunities will be provided for mental health to be discussed in many more areas than just healthcare settings.

There will be a consistent approach to managing the physical health of individuals with Serious Mental Illness to improve outcomes in relation to long term conditions and life expectancy. Appropriate housing and employment for people with mental illness will be provided.

Access to services will be improved with clear pathways into services, including self-referral, which are easy to use and seamless across organisational boundaries. There will be support within Primary Care settings, such as Health Navigators and specialist practitioners, who can support and signpost individuals, reducing the risk of escalation into secondary mental health services.

To make this happen we will...

- Roll out Making Every Contact Count (MECC) and Making Every Contact Count in Mental Health (Connect 5) training to front-line services and to the community and voluntary sector across Torbay
- Develop a menu of services, within the statutory and voluntary sector, which will support individuals with low level mental health difficulties, such as depression and anxiety, which will reduce the risk of escalation of acuity and crisis
- Run a 5 Ways to Wellbeing social marketing campaign, follow the recommendations of the Public Mental Health Concordat
- Better engage with and build on the many examples of work in schools, workplaces and communities where communities and staff have begun to address the issues around mental ill health within their own town or setting
- Ensure the learning from such local ways of working (such as the community-led work in Brixham) is shared and makes a sustainable real difference

Delivery and Oversight

The delivery of this Strategy will be overseen by the Health and Wellbeing Board. Health and Wellbeing Boards were established to:

- Agree the long-term strategy for improving the health and wellbeing of the people of Torbay.
- Oversee the implementation of the Joint Health and Wellbeing Strategy.
- Promote integration throughout the health and wellbeing system to ensure delivery against the Board's priorities.

However, the integration of health and social care in Torbay was well established before the requirement to appoint Health and Wellbeing Boards. Similarly, and as referenced earlier, many other partnerships have been in place in Torbay for a number of years.

It is also recognised that the system priorities cover many areas and that these are being addressed by a number of established organisations and partnership arrangements. These partnerships include:

- Devon-wide Strategic Transformation Partnership (STP)
- Torbay and South Devon Local Care Partnership
- Prevention Board
- Children and Young People's Strategic Steering Group
- Torbay Community Safety Partnership
- Healthy Torbay Steering Group
- Ageing Well Torbay

The Health and Wellbeing Board will seek assurance that issues are being addressed and it will also identify areas where it can add value.

The work of the Board will be set out in an Annual Work Programme which will be determined by identifying:

- **Issues to Watch** – these are areas where the Board is interested but only needs to keep a watching brief on delivery, probably through oversight of key outcomes. The Board will trust that other organisations or partnerships are delivering the system priorities.
- **Issues to Sponsor** – these are areas that the Board will actively promote but leaves other organisations and partnerships to deliver, seeking only assurance of outputs and outcomes from this work. The Board will encourage integration and partnership working to deliver the system priorities. There will normally be no more than four issues to sponsor each year.
- **Areas of Focus** – these are areas where the Board will have more direct involvement and debate to assure itself the detail of the delivery. The Board will be seeking a commitment to action from its partner members. There will normally be two areas of focus each year.

Each year, a review will be undertaken by the Health and Wellbeing Board to agree which areas require particular focus. The measures on the following page will be used to track progress against the priority areas.

Measure	Time period	Type	Torbay	Similar areas	Devon wide – STP	National	Trend
Early years good development	2016/17	%	71.7%	70.9%	69.8%	70.7%	
Child poverty	2015	%	20.2%	18.1%	14.6%	16.8%	
Attainment gap in schools	2017	%	23%				
Smoking in pregnancy rate	2016/17	%	15.2%	13.5%	12.5%	10.7%	
Adult smoking rate	2016	%	16.7%	16.0%*	14.1%	15.5%	
Physically active adults	2016/17	%	67.1%	65.5%*	69.5%*	66.0%	
Alcohol attributable admissions	2016/17	Per 100,000	2444	2504*	2188*	2185	
Children overweight or obese in year 6	2016/17	%	34.0%	34.8%	30.3%	34.2%	
Self-harm admissions	2016/17	Per 100,000	362.8	249.2*	285.2*	185.3	
Mortality rate from preventable conditions	2014-16	Per 100,000	187.4	202.5*	163.7	182.8	
Low happiness score	2016/17	%	10.0%	9.6%*	8.9%*	8.5%	
Suicide rate	2014-16	Per 100,000	14.1	11.6*	11.5	9.9	
Social connectedness							
Fuel poverty	2015	%	10.8%	11.0%	12.0%	11.0%	
Numbers of category 1 hazards							
Life expectancy gap in males	2014-16	Years	8.6	10.0*	7.5*	N/A	
Life expectancy gap in females	2014-16	Years	4.3	7.6*	4.9*	N/A	
Feel supported to manage own condition	2016/17	%	65.6%	66.1%*	66.9%*	64.0%	
Homelessness rates	2016/17	Per 1000 households	2.72	to be completed	to be completed	2.54	
Domestic abuse crimes and incidents	2017/18	Number	3533				
Successful drug treatment rates	2016	%	8.40%	6.34%	6.54%	6.70%	
Proportion of people who use services who reported they had as much social contact as they would like	2016/17	%	52.70%	48.11%	46.92%	45.40%	
Proportion of carers who reported they had as much social contact as they would like	2016/17	%	34.40%	36.58%	to be completed	35.50%	No trend



Meeting: Overview and Scrutiny Board **Date:** 12th September 2018
Council 20th September 2018

Wards Affected: All Wards

Report Title: Budget Monitoring 2018/19 – Quarter One

Is the decision a key decision? No

When does the decision need to be implemented? n/a

Executive Lead Contact Details: Mayor Oliver, mayor@torbay.gov.uk

Supporting Officer Contact Details: Martin Phillips, Head of Finance,
Martin.phillips@torbay.gov.uk, 01803 207285

1. Purpose and Introduction

- 1.1. This report provides a **high level** budget summary of the Council's revenue and capital income and expenditure for the financial year 2018/19.
- 1.2 As at the end of quarter one 2018/19 the Council's **Revenue** budget is predicting an over spend of £2.9m for the financial year, primarily as a result of demand pressures resulting in expenditure pressures in children's social care. This level of overspend is a real cause for concern and in the absence of any compensating savings in other services the Council has to identify options to fund the over spend.
- 1.3 Consequently the Council's Senior Leadership Team have already put in place arrangements for a moratorium on all spend that is not urgent or required to meet statutory duties. The Chief Finance Officer has arranged additional processes to monitor and challenge orders and contracts placed by the Council. The Chief Finance Officer has also allocated the entirety of the uncommitted balance on the CSR Reserve in order to contribute to meeting the in-year overspend.
- 1.3 The **Capital** Plan budget totals £216 m for the 4 year programme, with £86 m currently scheduled to be spent in 2018/19, including £45m on Investment Fund acquisitions, £2.6m on the Western Corridor and £12m on various Regeneration projects. The Capital Plan requires £1.0 million from (new) capital receipts and capital contributions over the life of the Plan.
- 1.4 Appendix three is an expanded narrative of the **capital schemes** expected to incur expenditure in 2018/19 with a specific update for each project. This aims to provide members with greater oversight of the progress on capital projects rather than a focus exclusively on financial issues.

2. Recommendation (s) / Proposed Decision

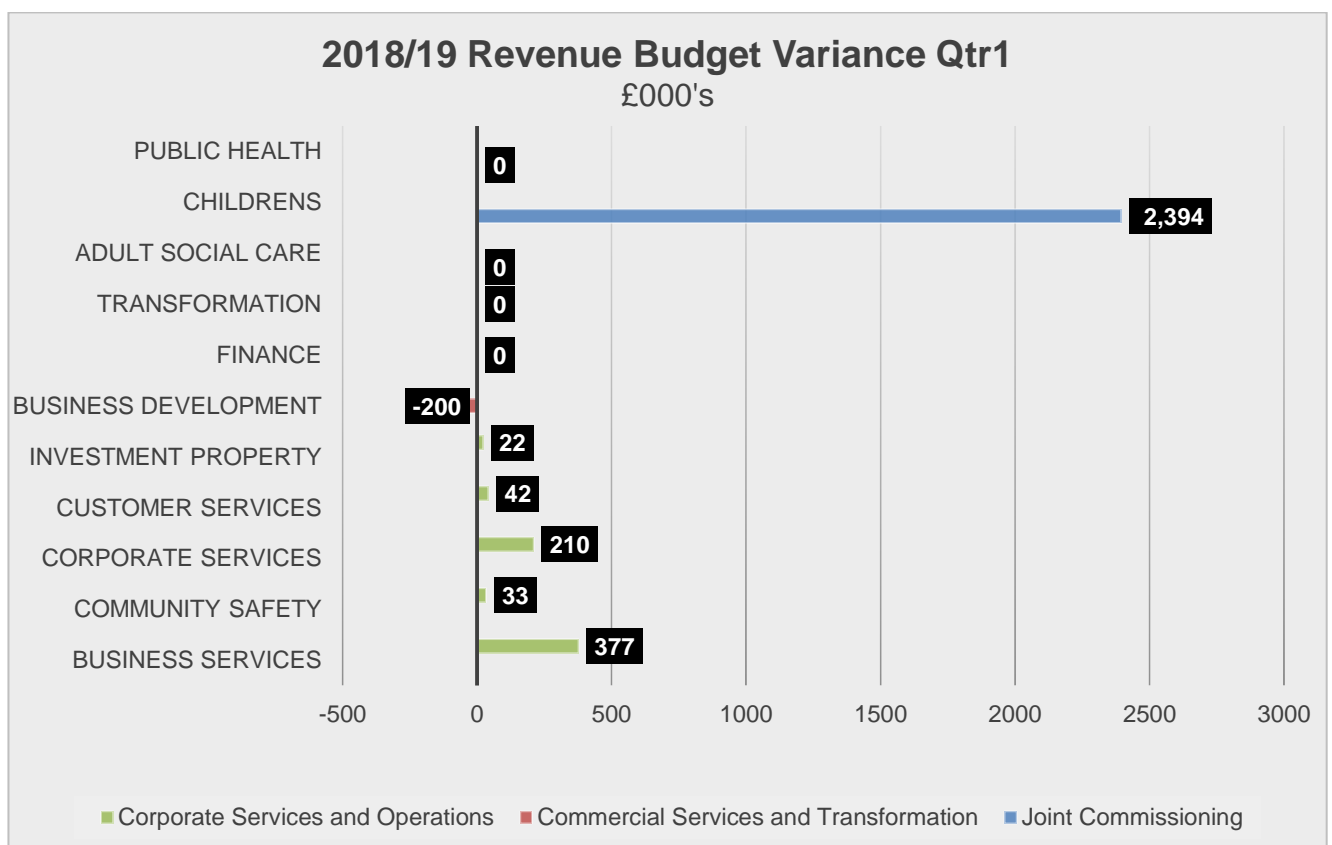
2.1 Overview and Scrutiny Board: That the Board considers the current position and make any comments and/or recommendations to the Council.

3. Reason for Recommendation/ Proposed Decision

3.1 Council: Monitoring Report for review and information.

4. 2018/19 Revenue Budget Summary Position

4.1 As at Quarter 1 the Council's revenue budget is predicting an over spend for 2018/19 of £2.9m, primarily as a result of issues in Children's Services, offset in part by under spends in other services. The budgets are presented in line with the Council management structure that was applicable from November 2017, however since some appointments were not made a revised management structure will take effect from the 1st August 2018. A bar chart summarising the projected budget variance by service for 2018/19 is as follows:



Children's Social Care

4.2 The 2018/19 budget for Childrens' social care was increased by £3m, a 10% increase on the 2017/18 budget to reflect the levels of spend, in particular on looked after children.

- 4.3 In the past six months the service has experienced a further 20% increase in looked after children numbers. In December 2017 the number of Looked After Children was 293 which had increased to 358 by the end of June 2018. Anecdotally other Councils in the south west and nationally are also experiencing a rise in numbers, but not at the percentage increase Torbay is currently experiencing.
- 4.4 A recent article by the County Councils Network outlines a national overspend in 2017/18 in children's social care of £816m, a 10% variation to budget. Since 2011 the number of vulnerable children in county areas taken into care increased by 35%. In a similar period Torbay's spend on children's social care increased significantly more than the national position.
- 4.5 It is clear that the current position of increasing demand for social care combined with ongoing reductions in core funding is not sustainable. It is important that the Council ensures that its voice is heard to ensure that future funding for local government recognises these increased and unavoidable costs.
- 4.6 Partly as a result of the increased national demand for children's social care there is an ongoing challenge to attract and retain experienced social care staff. As a result at the end of June 2018 the service was employing 50 agency staff which creates an additional financial pressure upon the service.

Higher Needs Block – Special Education Needs

- 4.7 As previously reported the schools' higher needs block in the Dedicated Schools Grant has been under financial pressure as a result of an increasing level of referrals from schools for higher needs support for children resulting in a forecast over spend in 2018/19 of £2m. The Council does not receive any funding for schools therefore the over spend will remain in the DSG to be funded in future years and is not a cost the Council will fund.
- 4.8 The overspend in previous years has resulted in a "negative" DSG reserve of £1m. The 2018/19 projected overspend will increase that to a cumulative deficit of £3m. This overspend has been "made good" by DSG funding in future years.
- 4.9 The Council will continue to work directly with schools to jointly work on a solution to this issue. A Higher Needs Recovery group including schools representatives was established earlier this year and is due to report back to Schools Forum in October 2018 with options to reduce spend and/or fund the overspend from school budgets. The Council, with the Schools Forum, will have to set a balanced budget for 2019/20.
- 4.10 Anecdotally other Councils in the south west and nationally are also experiencing a rise in numbers, however there is no indication of any additional funding from central government to meet the higher levels of demand and cost.

Investment Property

- 4.11 In the first quarter of 2018/19 the Council completed the purchase of an investment property that had exchanged in March 2018 for a total of £12m. Subsequently in August the Council completed the purchase of another investment property for £10m

including costs. The costs of the borrowing required for the purchases are to be funded from future rental streams.

Adult Social Care

- 4.12 2018/19 is the fourth year in the five year risk share agreement for adult social care whereby the Council makes a fixed payment to the Integrated Care Organisation. The Integrated Care Organisation itself has a challenging savings target for 18/19 and is currently forecasting that there is a risk that their (NHS set) control target will not be achieved by the end of the financial year. As a result there is likely to be an ongoing discussion with the Council and the CCG about the application of the Council's 2018/19 allocation of Improved Better Care Fund. Council, CCG and ICO are also considering a further 5 year risk share based on future strategy for health and care. A Memorandum of Understanding for consideration will come to PDG in October 18 and a proposed set of future financial commitments to council in March 19.

NNDR

- 4.13 The Council is part of the Devon Wide 100% NNDR retention Pilot in 2018/19. This Pilot is for one year only and MHCLG have invited bids from areas to participate in a 75% NNDR retention scheme in 2019/20. A 75% scheme reduces the overall gain for areas by half compared to that of a 100% scheme. It is expected that the number of Pilot areas for 2019/20 will be limited and a higher number of bids are expected.
- 4.14 The initial monitoring of the 2018/19 position of all the Devon Councils in the Pilot is positive with a higher level of gain forecast for the Pilot. However it is early in the financial year and NNDR income can be volatile. It is likely that Torbay will include a higher than budgeted gain in 2018/19 when the quarter two position is forecast.
- 4.15 Detailed Position- The budget position for each service is shown in the table below:

Service	2018/19 Budget			Forecast Full Year Variance
	Expenditure £000s	Income £000's	Net £000's	
Adult Social Care	52,021	(11,099)	40,922	0
Children's Services	81,798	(49,886)	31,912	2,394
Public Health	10,097	(722)	9,375	0
Joint Commissioning	143,916	(61,707)	82,209	2,394
Business Development	11,360	(2,390)	8,970	(200)
Financial Services	20,658	(20,056)	602	0

Transformation	793	(329)	464	0
Commercial Services and Transformation	32,811	(22,775)	10,036	(200)
Business Services	29,902	(17,631)	12,271	377
Community Services	4,082	(1,432)	2,650	33
Corporate Services	6,214	(1,744)	4,470	210
Customer Services	66,890	(63,468)	3,422	42
Investment Properties	4,945	(7,997)	(3,052)	22
Corporate Services and Operations	112,033	(92,272)	19,761	684
Gross Revenue Budget	288,760	(176,754)	112,006	2,878
Sources of Funding	397	(112,403)	(112,006)	0
Net Revenue Budget	289,157	(289,157)	0	2,878

A narrative of the position in each service area is as follows:

Service	Variance to Budget £m	Main Variances in 2018/19
Adult Social Care	0	Fixed payment agreed with ICO for 2018/19
Children's Services	2.4	As detailed earlier
Public Health	0	Ring fenced budget
Commercial Services and Transformation	(0.2)	Expected savings in concessionary fares and lower than budgeted waste tonnages.
Corporate Services and Operations	0.7	Projected over spend in planning, governance, human resources, legal services, investment properties (income target on pre 2017 investment properties not being met). Income shortfall in printing offset in part by salary savings in exchequer and benefits. Income budgets projected not to be fully achieved in land charges, resort services, licensing, events and sport pitches.
Sources of Funding	0	

Total	2.9	Projected over spend
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5 Action to Mitigate Overspend

- 5.1 A projected overspend of £2.9m for the year based on the first quarter is a real cause for concern. The estimated “unallocated” balance on the Comprehensive Spending Review Reserve is £1.7m which is insufficient to fund the projected overspend. In order to protect what remains of the CSR Reserve the Chief Finance Officer has allocated it to contribute to meeting the in-year overspend.
- 5.2 The Chief Finance Officer has discussed the position with the Elected Mayor and his Executive Leads and the Senior Leadership Team and as a result a moratorium on all spend that is not urgent or required to meet statutory duties has been initiated with a target saving in excess of £1m to be achieved in the year.
- 5.3 The Chief Finance Officer has arranged additional processes and control around the monitoring and authorisation of orders, reviews of new procurement activity and reviews of any new suppliers requested by services.
- 5.4 The Chief Finance Officer with the support of the Senior Leadership Team is also:
- a) Reviewing earmarked reserves to both; apply reserves to spend in 18/19 where possible and transfer any “surplus” earmarked reserves to the CSR reserve.
 - b) Reviewing the Capital Plan to “return” any revenue funding allocated to as yet unspent capital projects.
 - c) Reviewing corporate expenditure to consider whether any expenditure can be transferred to future years.
 - d) Reviewing the Capital Plan to consider the “pausing” of capital projects, including schemes using prudential borrowing that are funded from the Council’s revenue budget.
- 5.5 All the above are short term or “one off” measures to support the current position. The implications of the 2018/19 forecast on both the 2019/20 budget and reserve levels will be included in the Elected Mayor’s budget proposals to be issued in early November 2018.
- 5.6 The impact of the actions taken/proposals will be included in future monitoring reports.
- 5.7 A number of the current projected overspends, (children, planning, legal services, human resources) are linked to challenges in staff recruitment resulting in agency staff being employed at a higher cost. In all these services the managers are trying to recruit permanent staff as soon as possible.

Risks & Sensitivity

- 5.8 The predictions for the full year outturn in this report are based on three months of financial information and will be subject to changes in assumptions, demand and the impact of the action taken in year to mitigate the projected overspend.
- 5.9 There are a number of financial risks facing the Council. Key risks are shown below:

Risk	Impact	Mitigation
Achievement of approved savings for 2018/19	Medium	18/19 Budget monitoring and "saving tracker" monitored by senior staff.
Achievement of Children's Services cost reduction plan	High	Regular monitoring of performance and recovery plan.
Identification, and achievement, of £14.7m of savings for 2019/20 to 2021/22 per Medium Term Resource Plan March 2018	High	Transformation Team set up to coordinate the implementation of potential transformation savings. Senior Leadership Team and Mayor's Executive Group considering options for future years. Mayor's 2019/20 budget proposals to be issued in early November 2018.
Unable to recruit staff and need to use agency staff.	High	Children's Services have experienced difficulties for several years. This issue is now appearing in other services.
Pressure achieving income targets in some services	Low	A number of services are not meeting their income targets (which increase by 3% each year).
Additional demand for services particularly in children's social care	High	18/19 Budget monitoring, use of service performance data and recovery plan.
Investment Property Income changes	Low	Regular review of income and tenant negotiation

6. Balance Sheet issues

Borrowing

- 6.1 In quarter one the Council borrowed a further £5m, primarily to fund investment property acquisitions. Total borrowing as at 30th June 2018 was £272m. A further £5m was borrowed in July 2018. Borrowing is below the approved Operational and Authorised limits for the year.

Council Subsidiary Companies

- 6.2 The Council has interests in a number of companies. The financial performance for 2017/18 of these companies is included in the Council's statement of accounts (link below).

<http://www.torbay.gov.uk/council/finance/statement-of-accounts/>

- 6.3 All of these companies form part of the Council's group boundary, therefore Members should be aware of the assets and liabilities of these companies.

Debtor – Write offs

6.4 The total value of debtor write offs in the first quarter of 2018/19 was:

Service	Number of records written off	Value of write offs £000's	Number over £5,000
Council Tax	970	287	1
NNDR	29	123	7
Housing Benefit	72	42	2

6.5 Any write offs in the quarter over £5,000 are reported to Members in exempt Appendix One. This appendix also provides details of 5 NNDR and 2 Housing Benefit write offs over £5,000 which were written off in quarter 4 2017/18 but not reported.

7 Capital Plan Summary Position

7.1 The Capital Plan Budget has been updated for any further revision to both projects and timing, resulting in the latest revision attached at Appendix 1. The Plan now totals £216.4m over the 4 year period of which £85.8 m relates to 2018/19 and £99.5m relates to 2019/20.

7.2 The movements in the estimate of expenditure in 2018/19 on the Capital Plan between the last monitoring report at February 2018 of £138.2m and the current approved budget for 2018/19 of £116.9m are shown below. Please note the format of this table shows schemes ordered by Council's Targeted Actions, as is Appendix 1.

Scheme	Variation in 2018/19	Change £m	Reason
Estimate as at Q3 2017/18		138.2	Capital Plan Update – 2017/18 Quarter 3 (Report 8th Feb 2018)
Budget changes since last report (Q3 2017/18)			
Scheme budgets brought forward from 2017/18 and year-end adjustments.	Budget moved to 2018/19	14.6	For details see 2017/18 Capital Outturn report (Council 21 June 2018)
		152.8	
Protecting Children			
Brookfield Site	New Scheme	1.5	Develop and improve site of Brunel Academy (formerly Torbay School)
Capital repairs & maintenance 18/19	Additional resources	0.4	New grant allocation

Devolved Formula Capital	New grant allocation	0.1	2018/19 ring fenced grant allocation
Healthy Pupils and additional Special Needs	New grant allocations	0.1	Govt grant allocations
Medical Tuition Service relocation	New project	0.6	Council (April 2018) approved relocation of service to Parkfield Part budget to 2019/20
	Phasing of budget	(0.4)	
New Paignton Primary School	Additional funding	0.1	Transfer budget from Torbay School Relocation
Torbay School Relocation	Budget transfer	(0.1)	Part reallocated to New Paignton Primary School. Part reallocated to Brookfield Site development Transfer to future years
	Reduced budget to fund other scheme	(1.5)	
	Rephase budget	(1.0)	
		(0.2)	
More Prosperous Torbay			
Claylands Redevelopment	Budget moved to 19/20	(4.3)	Latest review of estimated expenditure
Edginswell Business Park	Budget moved to 19/20	(6.5)	Project delayed by pending negotiations.
Investment Fund	Increase budget	0.2	Landlord contribution funded from Earmarked Reserve Rephased to future years based on profile of purchases
	Budget moved to future years	(35.4)	
Oxen Cove Shellfish Facility	Budget moved to 2019/20	(0.4)	Project pending funding application
Town Centre Regeneration	Budget moved to future years	(6.0)	Expenditure likely to be incurred from next year.
Transport – Highway Structural Maintenance	Additional budget	0.2	Indicative 18/19 Incentive element allocation Additional Pothole Action Fund
		0.2	
Transport – Integrated Transport Schemes	Budget moved to 19/20	(0.2)	Part budgets moved to future years
Transport – Torquay Gateway	Part of Budget moved to Western Corridor and budget moved to 19/20	(1.7)	Main parts of scheme temporarily on hold
Transport – Western Corridor	Latest budget review	(0.7)	Transfer budget to reflect latest estimates
Upton Place	Budget moved to 2019/20	(10.2)	Project delayed.
		(64.8)	
Attractive and Safe place			
Brixham Breakwater	New Scheme	1.8	Major repairs funded from Essential Repair budget & External Grant funding
		2.1	
Beacon Quay Decking	New Scheme	0.1	Funded from surplus resources on Princess Pier

Princess Pier – Structural repair	Transfer part budget	(0.1)	Transfer surplus funds to Beacon Quay decking
Public Toilets modernisation (Inn on the Quay)	Additional budget	0.1	Funding for Inn on the Quay toilet block
Torre Abbey Phase 3	New Scheme	1.1	Council (14 May 2018) approved Torbay contribution. Transfer to 2019/20
	Budget moved to 19/20	(1.0)	
		4.1	
Protect and Support Vulnerable Adults			
Adult Social Care	Budget allocation	0.7	Part of DFG 2018/19 grant allocation
Affordable Housing	Increase budget	0.2	Budget increased by Right To Buy receipts 2017/18 Transfer to future years
	Budget moved to 19/20	(0.2)	
Housing Company	Budget moved to future years	(5.0)	Budget moved to future years
Empty Homes & Private Sector	Budget moved to future years	(0.6)	Improvements to supply in progress
Disabled Facilities Grants	Budget allocation	1.0	Part of DFG 2018/19 grant allocation
		(3.9)	
Corporate Support			
Essential capital repairs	Budget reallocation	(1.7)	Budget transferred to part fund Bxm Breakwater repairs. Budget from 2019/20
	Budget moved to 19/20	0.1	
General Contingency	Budget moved to 2019/20	(0.6)	Contingency unlikely to be required this year
		(2.2)	
Estimate – Quarter One 2018/19		85.8	

8 Updates to Capital Plan:

There are a number of variations to budgets on various schemes as detailed below.

7.1 Protecting Children

7.2 Brookfield Site – proposals to improve and develop this site for the Brunel Academy (formerly Torbay School) have been approved by PDDG and the Elected Mayor. The necessary works will be funded with £1.5m budget transfer from Torbay School Relocation.

7.3 Capital Repairs and Maintenance (Condition funding) – the 2018/19 allocation of School Condition grant of £0.418m.

7.4 Devolved Formula Capital grant allocation for 2018/19 of £0.079m is a ring fenced grant and has been added to the Capital Plan.

- 7.5 Healthy Pupils and Special Needs provision – the Government have provided additional grant allocations for these areas, £0.039m and £0.116m respectively, which will be allocated to schools depending on need.
- 7.6 Basic Need Grant - a new allocation of £0.729m for year 2020/21 has been announced and has been added to the Children’s Capital Plan.
- 7.7 Medical Tuition Service relocation – In April 2018, Council approved a project to relocate the Medical Tuition Service (formerly EOTAS) to Parkfield utilising unallocated resources and up to £0.6m of borrowing. The expenditure is likely to spread over two years. At present in the Capital Plan the funding of this project has been assumed to be prudential borrowing but this is likely to be swapped for unallocated resources within Children’s services as they are identified.
- 7.8 New Paignton Primary School – The new Paignton Primary school will be a Free School developed and funded directly by the Education and Skills Funding Agency. A site has been identified in central Paignton and the Council will contribute £0.6m to enable the site acquisition. The original budget approval for a site acquisition was £0.5m so an additional £0.1m has been transferred from the Torbay School relocation project (which is currently on hold). This was approved by Council at its 22 February 2018 meeting.
- 7.9 Roselands Primary extension - Torbay has been given approval and funding from DfE to open a new primary school in Paignton (see para 4.20 above). The new school was supposed to open in Sept 2018 but the DfE have recently confirmed that it won’t open now until Sept 2020. As a result two other primary schools in Paignton have been asked to take extra pupils for two years to accommodate growing numbers. One of the schools (Roselands Primary) will need an extra classroom at an estimated budget cost of £0.36m. It is proposed that the resources to fund this work are taken from the existing Children’s Services allocations for future years.
- 7.10 Torbay School Relocation - £0.1m of this project’s budget has been transferred to provide additional funds to enable the site acquisition for a new Free School in Paignton. In the meantime the existing site of Torbay School including the Brookfield site, will be improved and developed – see above, and £1.5m budget is transferred to facilitate that scheme.
- 7.11 **More Prosperous Torbay**
- 7.12 Claylands Redevelopment – Planning application has been submitted and the contract is currently out to tender with a projected start in November 2018 subject to an agreement with the prospective tenant.
- 7.13 Edginswell Business Park – negotiations for the acquisition of the site have stalled awaiting response from the owners, it is now considered unlikely that the project will progress further until 2019/20 so £6.5m of budget has been moved.
- 7.14 Innovation Centre Phase 3 - Electronics & Photonics Innovation Centre – work commenced on site in March 2018 and a bid for additional European funding has been submitted.
- 7.15 Investment Fund – As part of the rent review process at Wren Park the Council it is proposed to make a landlord’s contribution of £0.2m towards improvement of the

fabric of the building. This cost will be funded from capital reserves established from the surplus on investment properties in previous years.

- 7.16 Investment and Regeneration Committee (July 2018) have also approved the Harbour View hotel development (scheme cost £10.9m) and £9.9m budget has been moved to future years in line with estimated expenditure projections and will be subject to an agreement with the prospective tenant. In addition based on the current estimated profile of purchases a further £25.5m has been moved to 2019/20.
- 7.17 Land Release Fund – The Government has awarded funding to progress development of three sites in the Paignton area – Victoria Square, Collaton St. Mary and Preston Down Road. The funding is to be enable the release of the land for housing by 2020 or earlier. The total grant of £3.976m will be paid over two years 2018/19 and 2019/20. Some of the costs will be for revenue purposes so are being charged to revenue initially. Any expenditure that is of a capital nature will subsequently be transferred to capital and the Capital Plan will be adjusted accordingly.
- 7.18 Oxen Cove Shellfish Facility – the £0.4m initial budget for the design and preparation of this scheme has been moved to 2019/20 as the project is on hold pending a funding application to the Marine Management Organisation (MMO).
- 7.19 South Devon Highway – Whilst final settlement has been agreed with the main contractor, a number of matters are still to be finalised including Part 1 Compensation claims. As such the final position cannot yet be accurately assessed, although the latest information from Devon CC (the ‘lead Authority’) suggests that Torbay’s total contribution may be higher than the remaining budget, which could require additional borrowing. No change has yet been made to the scheme budget until the outcome of some of the outstanding issues is clearer.
- 7.20 Town Centre Regeneration – background work continues to develop scheme options and the Harbour View Hotel / Terrace Car Park development now forms part of the Investment Fund activities. No other major work expenditure is expected this financial year so the budget has been moved to 2019/20.
- 7.21 Transport Integrated Transport Schemes – broad proposals for this budget have been approved by Council and Business cases for specific projects await decisions. It is expected that £0.2 m of the budget will not be used this year so has been moved to future years.
- 7.22 Transport Structural Maintenance – The Government have given indicative grant allocations from their Incentive Fund of £0.246m for 2018/19 and additional Pothole money of £0.163m.
- 7.23 Transport – Torquay Gateway. As part of a funding review and options for Western Corridor, £0.95m budget has been transferred as noted above, however this obviously reduces the scope of the Gateway scheme which is largely on hold at present so most of the remaining budget has been transferred to future years.
- 7.24 Transport – Western Corridor and Tweenaway Cross. There is ongoing pressure on these budgets both from the construction costs and related compensation claims. The LEP has agreed to divert £0.95m funds from the Torquay Gateway scheme to support Western Corridor. A proportion of the budget has been rephased to reflect latest expenditure predictions.

- 7.25 Upton Place, Lymington Road Student Accommodation – This £14.2m scheme is now in doubt following a change in the prospective tenant's interest in the proposed development. The budget has been moved to next year whilst options are reviewed.
- 7.26 **Attractive and Safe Place**
- 8.27. Brixham Breakwater Improvements – Council on 14 May 2018 has previously approved this major repair scheme in which funding from Marine Management Organisation of £2m was anticipated along with £0.1m from Environment Agency, with remaining funds of £1.753m coming from the Essential Capital repairs budget. The MMO has now confirmed a grant 'in principle' of £2m for the scheme, from the European Maritime and Fisheries Fund. The scheme has been "tendered" and is awaiting confirmation of the required license from the MMO.
- 8.28 Flood alleviation schemes – following Environment Agency confirmation of grant funding at Cockington £0.218m and Monksbridge £0.362m, these schemes have been added to the Capital Plan. Some Council funding will be required and so far the remaining £0.055m balance of earmarked resources for Flood Defence Schemes has been applied and it is anticipated that potential savings on existing flood and protection schemes will provide the additional support needed for these projects.
- 8.29 Public Toilets - Inn on the Quay – plans are progressing to provide new facilities following removal of previous public toilet block (under the contract with Healthmatic). Estimated costs are being gathered to inform funding requirements. Capital resources of £0.137m have been provided by Whitbread (Premier Inn) which will be applied towards the replacement toilet block. This effectively increases the resources available for the Public Toilets modernisation programme to £1.17m.
- 8.30 Torre Abbey Phase 3 – Council on 14 May 2018 approved borrowing of £1.15m to support further renovation works at Torre Abbey. A grant bid application of £4.5m has been submitted to the Heritage Lottery Fund which, if successful will enable further restoration work and improve facilities. If successful it is likely that £1m of Torbay's contribution will be required in 2019/20 so the budget has been phased to reflect this.
- 8.31 Torquay Harbour Beacon Quay Decking – a budget of £0.08m has been diverted from Princess Pier Structural repairs to enable the urgent replacement of decking along Beacon Quay.
- 8.32 Parkwood loan re Torbay Leisure Centre – a £1.7m loan to Parkwood to enable improvements at the Centre to help generate additional revenue is being drawn down. The final tranche of the loan has now been requested.
- 8.33 Haldon/Princess Piers Structural repair – Significant elements of these works have been undertaken and some funds have been made available to enable urgent Beacon Quay Decking replacement. Other proposed works are being considered taking account of their relative priorities.

Attractive and Safe Place

- 8.34 Disabled Facilities Grants and Adult Social Care – Government has announced the 2018/19 allocation of £1.738m. £1m will be allocated to Disabled Facilities Grants with the remaining £0.738m to Adult Social Care under the Better Care Fund. Expenditure on Disabled facilities Grants in 17/18 was under £1m and in addition to the new £1m 18/19 allocation, £0.3m of prior year underspends has been carried forward. In 2017/18, 168 disabled facility grants were completed with an additional 51 applications being progressed and works started on site. The Home Improvement

Agency service, currently being provided by Aster Living, will be brought back in house from October 2018, as notice was given on the contract by the provider. This provides a revenue saving to the local authority of £60,000 per annum and it is intended to re-procure a range of equipment and home assistance contracts in 2020/21 as part of our overarching strategy in adults and children.

- 8.35 Affordable Housing – in line with the Council’s approved Capital Strategy, the budget to support affordable housing schemes has been increased by £0.191 m to reflect the 2017/18 Right to Buy Claw back receipt received from Sanctuary Housing Association under the terms of the Council’s original housing stock transfer agreement with (the then) Riviera Housing Trust. These funds have been added to the budget in future years. In addition £0.1 m of the affordable housing budget has been made available to support the Housing Company’s developments of Affordable Housing and a further £0.08 m (Section 106) is to be used for associated revenue costs.
- 8.36 Housing Company – Linked to the development of a viable business case for the company based on the parameters set by Council the budget has been moved to future years. Council are considering 3 sites allocated by Council in view of the moratorium on spend at September council.
- 8.37 Empty Homes and Private Sector Renewal – Site acquisition to improve quality and supply of temporary accommodation for vulnerable families is in progress. Officer view there is not a viable scheme to bring empty homes back into use as a way of improving supply due to the level of resource required and the reasons for why properties are empty in Torbay. The reason in the main is not through abandonment or significant disrepair but through a reluctance to sale.

Corporate Support

- 8.38 Essential Capital Repairs – this £3m budget was provided to enable urgent works to Council assets including Infrastructure. Part of the budget (£0.375m) was previously allocated to Freshwater Cliff stabilisation and now £1.753m has been allocated to Brixham Breakwater works (as above)

9 Receipts & Funding

- 9.1 The funding identified for the latest Capital Plan budget is shown in Annex 1. This is based on the latest prediction of capital resources available to fund the budgeted expenditure over the next 4 years. A summary of the funding of the Capital Plan is shown in the Table below:

	2018/19	2019/20	2020/21	2020/21	Totals @ Q1 18/19
Funding	£m	£m	£m	£m	£m
Unsupported Borrowing	59	88	28	0	175
Grants	22	8	3	0	33
Contributions	1	0	0	0	1
Revenue	0	1	0	0	1
Reserves	1	1	0	0	2
Capital Receipts	3	1	0	0	4
Total	86	99	31	0	216

10. Grants

10.1 The Council has been notified of the following capital grant allocations:

Department for Education –

Basic Need (2020/21)	£0.729m
Condition Funding (2018/19)	£0.418m
Special Needs Provision (2018/19)	£0.116m
Healthy Pupils capital fund (2018/19)	£0.039m

In addition the 2018/19 Devolved Formula Capital grant of £0.079m is ring fenced for schools and has been added to the Capital Plan.

The Healthy Pupils and the additional Special Needs allocations have been allocated to make capital investments within Children's Services. Whilst these grants are not ring fenced there are strict criteria and conditions over their use and the allocations are assigned to Children's Services accordingly.

Department for Transport –

2018/19 Highways Maintenance Incentive Fund £0.246m (indicative amount), following an efficiency and performance self-assessment submission from the Council, along with the latest allocation of £0.163m for pothole repairs.

Department of Health –

2018/19 Disabled Facilities Grants allocation £1.738m, this is higher than last year's allocation (£1.631m) and includes the value of the (former) Adult Social Care capital grant. The Council will need to determine how this funding is to be used, but are recommended to allocate £1.0m to DFGs with the remaining £0.738m to be held for allocation under the terms of the Better Care Fund.

Marine Management Organisation –

Grant of £2 million, from European Maritime and Fisheries Fund, approved ‘in principle’ for Brixham Breakwater structural repairs. This grant is scheme specific and has been allocated to the project.

Ministry for Housing, Communities and Local Government –

Land Release Fund - allocation of £3.976m for three specific sites within Torbay. The sites are at Victoria Square, Paignton; Collaton St Mary and Preston Down Road, Paignton. It is likely much of the expenditure will be for revenue costs so the grant allocation has not been shown in the Capital Plan at this stage. This may need to be revised if some of the work is deemed to be capital in nature.

11. Capital Receipts

- 11.1 The approved Plan relies upon the generation of a total of £3.5 million capital receipts from asset sales by the end of 2019/20. The Council has received £2.8m at 1 April 2018, but little more by the end of June 2018, although a capital receipt is expected in September from the sale of a surplus asset. Some of the funds held (£0.3m) were earmarked for supporting the work of the transformation team, leaving a target of £1m still to be achieved. Any use of capital receipts to fund revenue transformation costs as allowed by Government (see para 5.8 below) in 2018/19 (estimate £0.4m) and future years will increase the target.
- 11.2 Council has approved the disposal of a number of sites at nil value for affordable housing, latest St Kilda’s in Brixham. Whilst this is a valid decision and helps to meet the Council’s Housing Strategy outcomes, such decisions are against the approved Capital Strategy and makes the achievement of the capital receipts harder to achieve.

12. Capital Contributions – S106 & Community Infrastructure Levy

- 12.1 No Section106 capital contributions have so far been received in 2018/19.
- 12.2 The Council’s Community Infrastructure Levy (CIL) scheme came into effect from 1 June 2017. The main capital project identified for funding from CIL receipts is the South Devon Highway. No CIL funds have yet been received in 2018/19.

Appendices:

- Appendix 1 - Capital Plan expenditure and funding summary – Quarter One 2018/19
Appendix 2 – Exempt report – Debtor “Write Offs” over £5,000 – Quarter One 2018/19 and Quarter 4 2017/18
Appendix 3 Capital Plan Project update – Quarter 1 2018/19

CAPITAL PLAN - QUARTER 1 2018/19 - EXPENDITURE

Appendix 2

		Revised 4-year Plan June 2018								
		Cost Centre	Latest Est Scheme Cost	Expend in Prev Years (active schemes only)	Actuals & Commitments 2018/19 Qtr 1	Total 2018/19 Revised	2019/20	2020/21	2021/22	Total for Plan Period
			£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
PB = Approved Prudential Borrowing schemes										
Protecting children and giving them the best start in life										
	Brookfield House Site	YEC10	2,050	497	27	1,553				1,553
	Capital Repairs & Maintenance 2014/15 (incl. Furzeham)	YEE39	752	743		9				9
	Capital Repairs & Maintenance 2016/17 and 2017/18	YEE41	323		74	323				323
	Capital Repairs & Maintenance 2018/19	YEE42	418		16	418				418
	Cockington Primary expansion	YEA24	3,147	3,142	2	5				5
	Devolved Formula Capital	YEE10			7	156				156
	Early Years - Ellacombe Academy Nursery	YEA41	748	275	462	473				473
	Early Years - White Rock Primary Nursery	YEA40	420	406	2	14				14
	Education Review Projects	YET01				230	559	729		1,518
	Healthy Pupils Capital Fund	YEE50	39			39				39
	Medical Tuition Service - relocation	YEC13	600			200	400			600
	New Paignton Primary school	YEA39	609	7		602				602
	Secondary School places	YEB22	2,357	937	1,150	1,420				1,420
	Special Provision Fund (SEND)	YEC12	616		76	282	167	167		616
	Torbay School Relocation	YEC11	1,200	182		18	500	500		1,018
	Youth Modular Projects	YEF11	409	372		37				37
			20,249	6,561	1,816	5,779	1,626	1,396	0	8,801
Working towards a more prosperous Torbay										
PB	Claylands Redevelopment	YNA12	10,400	185	423	1,529	7,310	1,376		10,215
	DfT Better Bus Areas	YJC02	1,183	1,095		88				88
PB	Edginswell Business Park	YNA14	6,620	25	27	95	6,500			6,595
PB	Employment Space, Torbay Business Park	YNA13	6,644	5,011	1,604	1,633				1,633
PB	Innovation Centre Ph 3 (EPIC)	YNA05	7,749	777	6,380	6,295	677			6,972
PB	Investment Fund	YAB42/44	200,200	119,744	11,213	45,000	31,573	3,883		80,456
	Land Release Fund projects	YNA30-32	0	0		0	0			0
	Old Toll House, Torquay	YCE26	150	9	1	141				141
PB	Oxen Cove Landing Jetty	YMB05	1,966	119	182	1,847				1,847
	Oxen Cove Shellfish processing facility -design work	YMB06	400	0	60	0	400			400
PB	South Devon Highway - Council contribution	YJC07	20,224	17,694	90	2,123	407			2,530
PB	TEDC Capital Loans/Grant	YNA11 / 06	2,690	1,965		725				725
PB	Town Centre Regeneration Programme	YNA20-23	25,000			0	15,000	10,000		25,000
	Transport Highways Structural Maintenance	YJA01/YJB01			(199)	1,555	1,174	1,174		3,903

CAPITAL PLAN - QUARTER 1 2018/19 - EXPENDITURE

Appendix 2

		Revised 4-year Plan June 2018								
	Cost Centre	Latest Est Scheme Cost	Expend in Prev Years (active schemes only)	Actuals & Commitments 2018/19 Qtr 1	Total 2018/19 Revised	2019/20	2020/21	2021/22	Total for Plan Period	
		£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
PB = Approved Prudential Borrowing schemes										
	Transport Integrated Transport Schemes	YJC01/YJD01		553	900	750	662		2,312	
	Transport - Torquay Gateway Road Improvements	YJC18	2,925	1,050	18	1,764	50		1,875	
	Transport - Torquay Town Centre Access	YJC17	625	414	5	211			211	
	Transport - Tweenaway Junction	YJC06	4,899	4,899	7	0			0	
	Transport - Western Corridor	YJC14	10,644	7,324	2,267	670	50		3,320	
PB	Upton Place, Lymington Road (Student Accom - Town Hall Car Park)	YNA15	14,200		0	14,200			14,200	
			316,519	160,311	22,631	64,803	80,425	17,195	0	162,423
Ensuring Torbay remains an attractive and safe place to live and visit										
	Babbacombe Beach Road	YJE02	70	0	70				70	
	Brixham Harbour - Breakwater	YMB04	3,853	0	3,853				3,853	
	Brixham Harbour - Fendering	YMB07	75	6	69				69	
PB	CCTV equipment	YBD02	385	0	120	335	50		385	
	Clennon Valley Sport Improvements	YCE28	70	2	0	68			68	
	Flood Alleviation - Cockington	YKA30	328	6	322				322	
	Flood Alleviation - Monksbridge	YKA31	412	10	402				402	
	Flood Defence schemes (with Env Agency)	YKA17/20/21/	631	630	1				1	
PB	Freshwater Cliffs Stabilisation	YKA27	375	330	40	45			45	
	Haldon Pier - Structural repair Phase I&2	YMA04	3,064	3,045	19				19	
	Hollicombe Cliffs Rock Armour	YKA26	1,543	1,330	(18)	213			213	
PB	Paignton Harbour Light Redevelopment	YMC01	600	0	600				600	
PB	Parkwood Loan re Torbay Leisure Centre	YCE29	1,701	515	538	1,186			1,186	
	Princess Gardens Fountain	YCE30	122	117	52	5			5	
	Princess Pier - Structural repair (with Env Agency)	YMA04	1,664	85	643	1,579			1,579	
PB	Public Toilets Modernisation Programme	YKA29	1,170		73	770	400		1,170	
	Torbay Leisure Centre - structural repairs	YCE21	544	541	3				3	
	Torre Abbey Renovation - Phase 2	YCB04	5,010	4,992	18				18	
	Torre Abbey Renovation - Phase 3 (Torbay Council commitment)	YCB06	1,150		150	1,000			1,150	
	Torre Valley North Enhancements	YCE25	127	40	87				87	
	Torquay Harbour - Beacon Quay Decking	YMA11	80		80				80	
			22,974	11,649	1,454	9,875	1,450	0	0	11,325
Protecting and supporting vulnerable adults										
	Adult Social Care	YQD10			42	780			780	

CAPITAL PLAN - QUARTER 1 2018/19 - EXPENDITURE

Appendix 2

		Revised 4-year Plan June 2018								
	Cost Centre	Latest Est Scheme Cost	Expend in Prev Years (active schemes only)	Actuals & Commitments 2018/19 Qtr 1	Total 2018/19 Revised	2019/20	2020/21	2021/22	Total for Plan Period	
		£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	
PB = Approved Prudential Borrowing schemes										
	Affordable Housing	YTB05	2,883	1		1,497	1,385		2,882	
PB	Housing Rental Company - Loan	YTB52				0	12,500	12,500	25,000	
	Housing Rental Company - Aff Hsg Developments	YTB53	100		4	100			100	
	Sanctuary HA - Hayes Road Pgn	YTB31	250	250		0			0	
	Disabled Facilities Grants	YQA01			131	1,338			1,338	
	Empty Homes Scheme	YTB51	500	43		0	457		457	
	Private Sector Renewal	YTA01				0	113		113	
			3,733	294	177	3,715	14,455	12,500	0	30,670
Corporate Support										
PB	Corporate IT Developments	YAA12	1,035	417	127	618			618	
PB	Council Fleet Vehicles	YLA01	463	333		130			130	
PB	Essential Capital repair works	YBB03	872	0		0	872		872	
	Enhancement of Development sites	YAB32	327	125	122	202			202	
	Flexible Use of Capital Receipts (NB. Not Capital expenditure)		600	300		300			300	
	Office Rationalisation Project - Electric House refurbishment	YAB38	700	326	302	374			374	
	Payroll Project	YAA11	370	358	10	12			12	
	General Capital Contingency	YBB01	631	0		0	631		631	
			4,998	1,859	561	1,636	1,503	0	0	3,139
TOTALS				180,674	26,639	85,808	99,459	31,091	0	216,358
CAPITAL PLAN - QUARTER 1 2017/18 - FUNDING										
	Unsupported Borrowing					59,292	88,152	27,739	175,183	
	Grants					21,929	7,989	3,286	33,204	
	Contributions					694	460		1,154	
	Revenue					0	657	203	860	
	Reserves					1,149	1,276	(137)	2,288	
	Capital Receipts					2,744	925		3,669	
	Total					85,808	99,459	31,091	0	216,358

Capital Plan Projects		Project status report
PB	= Approved Prudential Borrowing schemes	18/19 budget so comment required
Protecting children and giving them the best start in life		
	Brookfield House Site	Development of Brookfield site for Brunel Academy to start on site September 2018. Completion early 2019. On-going feasibility work on new vocational block. Expected to start on site 2019.
	Capital Repairs & Maintenance 2014/15 (incl. Furzeham)	Programme complete. Small retention held.
	Capital Repairs & Maintenance 2016/17 & 2017/18	On-going repairs & maintenance programme.
	Capital Repairs & Maintenance 2018/19	New R&M programme agreed. Projects to start Summer 2018.
	Cockington Primary expansion	Project complete. Minor on-going latent defects being resolved.
	Devolved Formula Capital	Devolved funding held on behalf of schools.
	Early Years - Ellacombe Academy Nursery	Project on site due to complete end of August 2018.
	Early Years - White Rock Primary Nursery	Project complete Jan 2018. Minor on-going defects being resolved.
	Education Review Projects	Basic Need allocations for future expansion schemes. Additional primary places required until new primary open and secondary numbers also increasing across all 3 towns. Feasibility work underway to identify schemes for investment.
	Healthy Pupils Capital Fund	Schools invited to bid for funding to target health projects. Works to start Summer 2018.
	Medical Tuition Service relocation	Design work underway. Consultation event planned for September 2018. Planning decision expected December 2018 with start on site early 2019. Completion expected August 2019.
	New Paignton Primary school	Site secured. Awaiting invoice from ESFA for Torbay Council's £600,000 contribution to the capital costs of the free school.
	Secondary School places	Project on site due to complete end of August 2018.
	Special Provision Fund	SEND Capital Plan now published on local offer website. Consultation complete and programme of works being developed.
	Torbay School Relocation	Council have agreed to ringfence £1m towards future improvements/development/relocation of Burton Academy. LA working with Catch 22 to consider options. Further report to Council expected end of 2018.
	Youth Modular Projects	Small budget held for Yout Service. Possible works at MyPlace related to YEC13.
Working towards a more prosperous Torbay		
PB	Claylands Redevelopment	Planning submitted. Tenders due Sep'18. Anticipated start on site Nov'18.
	DfT Better Bus Areas	Main project plans complete.
PB	Edginswell Business Park	Legal advice obtained to derisk transaction. Proposal submitted to Hawkins Trust for relaxation of food restriction. Awaiting response.
PB	Employment Space	Scheme progressing well with tenant due to take occupation in the summer
PB	Investment Fund	Six sites acquired so far, with two others at 'exchanged contracts' stage. Others opportunities being considered.
	Land Release Fund projects	Schemes at 3 locations to enable land to be released for future housing developments - budget and costs now in revenue

Capital Plan Projects		Project status report
PB	= <i>Approved Prudential Borrowing schemes</i>	18/19 budget so comment required
PB	NGP - Torbay Innovation Centre Ph 3 (EPIC)	Construction works commenced on site 05/03/2018. Ground works have been completed, along with the erection of the steel frame and installation of the floors and roof. The building is due to be weather tight by November 2018. There are currently no major delays or risks to the project. An application for additional ERDF funding has been made and we awaiting the outcome. The final conditions are in the process of being discharged for the Grant Funding Application for the LEP Growth Deal 2 monies.
	Old Toll House, Torquay	The original scheme has been overtaken by an Investment Fund project which will invest in the redevelopment and a pre-let agreement with a prospective tenant is in place.
PB	Oxen Cove Landing Jetty	Dependent upon MMO funding; if forthcoming will commence Sept 18
	Oxen Cove Shellfish processing facility -design work	In abeyance but may be revived if MMO funding is forthcoming.
PB	South Devon Highway - Council contribution	Main construction complete but costs still to be incurred as and when invoiced by Devon CC (lead authority)
PB	TEDC Capital Loans/Grant	Funds available to draw on as required by TEDC to finance capital schemes
PB	Town Centre Regeneration Programme	Spend likely to increase in 2019/20 if regeneration projects such as Victoria Centre and Brixham Town Centre Car park proceed as expected
	Transport Integrated Transport Schemes	Fleet Street completed. Business cases submitted for Network Resilience works and awaiting decision.
	Transport Structural Maintenance	Works commencing during Summer 2018 and expected to be completed on target
	Transport - Torquay Gateway Road Improvements	Widening of Newton Road, subject to land agreement with Network Rail.
	Transport - Torquay Town Centre Access	Works complete subject to safety audit
	Transport - Tweenaway Junction	Compensation claims being settled
	Transport - Western Corridor	Churscombe Cross to Spruce Way complete, Yalberton Junction commenced January 2018, Windy Corner due to commence Autumn 2018.
PB	Upton Place, Lymington Road (Student Accom - Town Hall Car Park)	Project delayed by lack of operator/occupier interest. No progress expected until future years.
Ensuring Torbay remains an attractive and safe place to live and visit		
	Babbacombe Beach Road	Awaiting further development proposals.
	Brixham Harbour - Breakwater structural repairs	Expected start date: 15 Aug; Forecast end date: 1 Mar 19
	Brixham Harbour - Fendering	Forecast start date July 18
PB	CCTV equipment	Project underway, but final design for Torquay (Phase 1) being held up by a number of third party issues, Resulting in a six week delay to start date, though not seen as a significant problem. These are all actively being explored but rely on third parties to complete. Listed Building Consent needed for Town Hall, which hadn't been anticipated, though application made. Permission to use two car parks, again in hand but both are leased. And finally power supply for four Torquay Cameras due to loss of BT street cabinets again wasn't anticipated. Report going to Project Board
	Clennon Valley Sport Improvements	Project currently under review with Project team.
	Flood Alleviation - Cockington	Detailed design works currently being undertaken. Scheme will be out to tender shortly with the successful contractor likely to start on site in October 2018 with all works being completed by end of March 2019
	Flood Alleviation - Monksbridge	Detailed design works currently being undertaken. Scheme will be out to tender shortly with the successful contractor likely to start on site in September 2018 with all works being completed by end of March 2019.

Capital Plan Projects		Project status report
PB	= Approved Prudential Borrowing schemes	18/19 budget so comment required
	Flood Defence schemes (with Env Agency)	Used towards Council's contribution towards capital schemes at Cockington and Monksbridge which secured Env Agency grant in aid funding in 2017/18.
PB	Freshwater Cliffs Stabilisation	All works completed .
	Haldon Pier - Structural repair Phase 1&2	Main works are complete.
	Hollicombe Cliffs Rock Armour	All works completed on site, currently in 12 month maintenance period.
PB	Paignton Harbour Light Redevelopment	Proposals for redevelopment are progressing although works are now unlikely to commence until next financial year.
PB	Parkwood Loan re Torbay Leisure Centre	All on target. Budget being drawn down in stage payments as work is completed.
	Princess Gardens Fountain	Project near completion, over budget but additional funds (Section 106) to be agreed to be transferred into project.
	Princess Pier - Structural repair (with Env Agency)	Pier widening complete and other elements in progress. Remaining proposals and options to be finalised.
PB	Public Toilets Modernisation Programme	Refurbishment of several toilet blocks has commenced and a clear project plan is in place. We would not anticipate any change in the set budget although we are having some issues with the time taken to obtain planning consent.
	Torbay Leisure Centre - structural repairs	Scheme complete. Small residual budget. Awaiting update.
	Torre Abbey Renovation - Phase 2	An outstanding matter is still to be finalised and agreed.
	Torre Abbey Renovation - Phase 3 (Torbay Contribution)	HLF application bid submitted with results expected Sept 18.
	Torre Valley North Enhancements	Project to be started winter 2018/19
	Torquay Harbour - Beacon Quay decking	Project under way. Scheduled to complete by end July 18
Protecting and supporting vulnerable adults		
	Adult Social Care	Project(s) still to be identified
	Affordable Housing	Funds likely to be utilised for affordable housing schemes as identified by Housing Company
PB	Housing Rental Company - Loan	Finance approved to help establish Housing Company
	Housing Rental Company - Affordable Housing development	
	Sanctuary HA - Hayes Road Pgn	Torbay contribution to affordable housing scheme. Development completed.
	Disabled Facilities Grants	Statutory provision of financial assistance for adaptations to private residences enabling independence for recipients
	Empty Homes Scheme	Funds likely to be utilised for affordable housing schemes as identified by Housing Company
	Private Sector Renewal	Residual funds from former Improvement Grants budget
Corporate Support		
PB	Corporate IT Developments	Continuing improvements of the ICT infrastructure (ie end of life core infrastructure equipment replacements) and replacement of out of date PC's
PB	Council Fleet Vehicles	Balance of funding available for acquisition of Council's fleet vehicles as required

Capital Plan Projects		Project status report
PB	= <i>Approved Prudential Borrowing schemes</i>	18/19 budget so comment required
PB	Essential Capital repair works	Budget provided to cover emergency / urgent repairs to Council properties
	Enhancement of Development sites	Relatively moderate expenditure to enhance value of potential sites.
	Flexible Use of Capital Receipts	Government has introduced flexibility to allow use on transformative projects which produce ongoing savings
	Office Rationalisation Project - Electric House refurbishment	Works to update office accommodation are largely complete. Some residual costs to pay.
	Payroll Project	Project largely completed . Remaining consultancy and implementation costs expected this year.
	General Capital Contingency	Contingency for unforeseen emergencies or funding shortfalls

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