



TOWN COUNCIL

6 September 2023

Dear Councillor

NOTICE IS HEREBY GIVEN that a Meeting of the Full Town Council at which your attendance is summoned, will be held at the **Bitton House, Bitton Park Road, Teignmouth, TQ14 9DF** on **Tuesday, 12th September, 2023** at **6.00 pm** to transact the business specified in the following Agenda as set out.

Iain Wedlake
Town Clerk

Distribution: The Mayor and Members of Teignmouth Town Council as follows:

Councillors J Atkins (Chair), M Jackman, P Lloyd, C Myers, V Rudge, S Walsh,
L Chasteau, J Jackson, D Cox, R Phipps and C Williams



For information – to be taken as read:

- 1** ***Declarations of Interest*** – Members are reminded that they should declare any interests at agenda item 3 in respect of the items to be considered and are also advised that the timescale to alter their stated interests with the District Council’s Monitoring Officer is 28 days.
- 2** ***Items requiring urgent attention*** – to consider those items which, in the opinion of the Committee Chair, should be considered by the meeting as matter of urgency (if any). To be taken at the end of the meeting. Any items not listed on the agenda and decisions made may be open to legal challenge.
- 3** ***The Freedom of Information Act 2000*** deems that all information held by this Council should be freely available to the public unless it falls under one of 23 exemptions.
- 4** ***The Data Protection Act 2018*** precludes this Authority from publishing the names, addresses or other private information of individuals unless written permission is given by the individual for such details to be made public. Therefore, where necessary, personal details have been removed from the papers attached to ensure that information held is available, but individuals are protected.
- 5** ***Mobile telephones*** Councillors and members of the public are requested to ensure that mobile phones are switched to ‘silent’ during the meeting to avoid disruption.
- 6** ***Recording*** this meeting will be recorded.
- 7** ***Public Participation:***
Members of the public will be given an opportunity to address Councillors present at this meeting regarding agenda items, at the discretion of the Chairman. The comments of members of the public and electors of the parish who speak before the start of the meeting will not form part of the Minutes of the meeting.



A G E N D A

PART I

(Open to the Public)

TO THE CHAIRMAN AND MEMBERS OF TEIGNMOUTH TOWN COUNCIL

You are hereby summoned to a meeting of the Town Council to be held on 12/09/2023 at 6.00pm in the Council Chambers, Bitton House to transact the business as specified in the agenda below.

Please note:

Under

the Openness of Local Government Bodies Regulation 2014, this meeting has been advertised as a public meeting and as such could be filmed or recorded by broadcasters, the media, or members of the public.

The public are welcomed at Teignmouth Town Council meetings. Members of the public are invited to ask questions or raise issues relevant to the agenda. 15 minutes is set aside for public participation and individual speakers are restricted to 3 minutes. Public participation is not part of the formal business of the Town Council.

Members of the public wishing to speak are to notify the Town Clerk prior to the commencement of the meeting.

I Wedlake Clerk

1. **Attached police & councillors reports** (Pages 7 - 20)

Council in Formal Session - Part 1

2. **Use of Mobile Phones**

In accordance with Minute 30, mobile phones be limited to personal use only (in case of emergencies) and in which case the Councillor is to leave the room to respond. Councillors must switch their mobile phones to silent during the meeting to avoid disruption.

3. **Apologies for Absence**

To receive, note and where requested, approve the reasons for apologies for absence.

4. **Declarations of Interest**

To declare any disclosable interests relating to the forthcoming items of business (if any).



5. **Dispensations**

To receive and consider requests for dispensation (if any).

6. **Minutes** (Pages 21 - 24)

To approve, sign and adopt the minutes of the Council meeting held on XXXX.

7. **Mayors report** (Pages 25 - 26)

8. **Clerks report** (Pages 27 - 28)

9. **List of payments** (Pages 29 - 42)

To receive and approve the list of payments for:

April

May

June

July

10. **Assets & Facilities meeting of 31/07/2023** (Pages 43 - 46)

To receive the minutes and approve the actions of the Assets & Facilities meeting of 31/07/2023.

11. **Town wishing well** (Pages 47 - 52)

The existing wishing well is in a dilapidated state, however National grid have approached TDC and wish to locate an electricity substation on its existing site.

We have arranged for National Grid to rebuild us a new wishing well of a similar design at no cost to TTC at a revised location agreed by TDC in the same general area.

To progress this, we need to agree heads of terms with TDC for the site, therefore;

Council is recommended to resolve to agree the attached heads of terms and authorise the clerk's office to sign the agreement on behalf of TTC.

12. **Transfer of beach wheel chairs to shop mobility**

To resolve to formally transfer "free of charge" on a "sold as seen" basis, the two beach wheelchairs held by the town council permanently to Shopmobility Teignmouth.



13. Gifting of Surplus Christmas lights to CoC for use in town at Christmas.

To resolve to formally transfer surplus Christmas lights “free of charge” on a “sold as seen” basis to the Teignmouth Chamber of Commerce for use by members during the Christmas period in the town.

14. Central ward By election

Council to resolve whether;

A. It does not require polling cards for this by election.

Or

B. It does require polling cards for the by election at an approximate cost of £2,000 - £2,500.

Should the election be uncontested there will be a set up charge of approx £150.

15. Exclusion of press and public

Members are recommended to approve the following resolution:

“that in accordance with the Public Bodies (Admission to Meetings) Act 1960, the Press and Public be excluded from the meeting for the duration of the following items, on the basis that the information to be disclosed would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.”

16. Continued impasse with Teignbridge District Council over the towns replacement toilet provision

Councillors will receive documents via separate confidential email.

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Teignmouth Town Report

July 2023

Neighbourhood Team Leader
7016 Rob Harvey



Devon & Cornwall
POLICE

Monthly Update

July 2023

July saw the Carnival arrive in Teignmouth which saw a packed week of activities including a procession, fire works, music evenings and the return of the Rowland Brothers Fair to The Den.

The Teignmouth Neighbourhood Team were present during the week with Beat Manager Robbie Mangham and PCSO Liz Francis attending the services Day on The Den on Monday the 24th of July. Towards the end of the week the local team were again present, supported by other local officers, to oversee the procession and firework evening (Thursday) before 2 further nights of music.

The atmosphere during the carnival was positive with no larger incident to note. There were pockets of ASB with the local team following up on these.

In other updates Beat Manager Mangham attended the Chamber of Commerce meeting whilst Team Leader Sgt Rob Harvey and Sector Inspector Steve Philp attended the Teignmouth Town Council Meeting to provide updates on local issues and priorities.



Devon & Cornwall
POLICE

Monthly Update

July 2023

The team locally also responded to a concern around Nitrous Oxide that led to 69 cannisters being removed from a young persons bedroom. Nitrous Oxide use has increased in recent time with cannisters seized over the Teignmouth Airshow and Carnival weekends. It is an offence to supply Nitrous Oxide to another as it falls under the 2016 Psychoactive Substances Act.

For more information & help please visit - [Nitrous Oxide | Laughing Gas | FRANK \(talktofrank.com\)](#)

Contacting us

Earlier this year the 101 email address was decommissioned and is no longer in use. There has been a change to the Devon and Cornwall Police website to assist with reporting matters more efficiently and effectively via online reporting forms. Historically delays can occur when some information on a report is missing, by capturing all the needed information at the first point of contact this can be avoided

The online report topics and all the up-to-date ways to contact us can be found here –

[Contact us | Devon & Cornwall Police \(devon-cornwall.police.uk\)](#)

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Any Questions?

I thoroughly enjoyed the Any Questions? Event at Pavilions in August. The themes raised were locally relevant, around housing/second homes, climate change, water quality.

Teign Heritage Centre

The museum is seeking sponsorship of £250 each from local businesses – please contact me or Malcolm Tipper if you would like to know more about this and might be able to sponsor.

Bitton Park

Parking is an ongoing issue in Bitton Park. It's great to know that positive changes are coming with Devon County Council removing the maximum stay of four hours and no return within one hour rules. The earliest that the rules can change is January 2024. Local residents are also concerned about rumours that double yellow lines will be extended on Bitton Avenue, and have reported overgrown areas blocking the crossing place from Bitton Park Road, as well as the safety issue with cars coming out of Coombe Vale Road and there being no safety barrier.

Young People

Several constituents have contacted me with concerns about young people having nowhere to go. I hope that the new community/scout buildings and return of the Cave will go some way to improve this next year. I have also met a teacher from Dawlish College who is keen to set up a project offering mental health support across local schools and will be following up with him this term.

Tennis Courts/Lido

Although this isn't to do with the town council, I received several messages from constituents concerned about the tennis courts being closed for refurbishment and the future cost implications. Again, not a town council responsibility, but the early closure of the Lido has been hugely disappointing for the town after such a short period.

Sustainability

We have a strategy meeting coming up in September, where we will be setting our direction, which needs to include clear goals to make our town more environmentally friendly.

Cllr Chloe Myers

3rd September 2023

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Teignmouth Town Council.

Report from Cllr Jackie Jackson, for July/August 2023

1. I attended the TAAG re -opening on 29th July, after its grand makeover – an amazing show of local art, encouraging all in Teignmouth to have a go and a good use of council grant money!

2. **Held Teignmouth Community Larder (foodbank) AGM** and were pleased to have 30 people attend and support including Joan Atkins – the larder provides around 50 weekly food parcels each week for families, couples and individuals - over 130 people at the moment including around 50 children at any one time. The Larder keeps in regular touch with users and signposts those in challenging circumstances to other organisations such as Volunteering in Health, the Alice Cross, and Citizens Advice or Teign Aid if they have difficulties with housing. It also holds a free refreshment session at the end of the morning, where volunteers and Larder family users get together for chats, warmth, coffee, cakes and friendship.

3. **Researched the owner of a path** which is part of Kingsway and has houses numbers 8 – 20 either side of it. Inhabitants of these houses have to walk down a very rough and pitted path with many trip hazards. This includes a person using a mobility scooter and an older person who has had several falls, and broken a collarbone etc. I have asked Teign Housing, whose path it is, to consider urgent repairs and some handrails for the person concerned. I have yet to follow this up but will ask the council for support if nothing happens.

4. **Attended the Hospital Stakeholders Meeting on 5th July.** Update from the verbal report given to July meeting. The following points from the recently circulated minutes make it clear that the choice is not to save the hospital, to my personal regret, but to decide on the use of the site only. I was disappointed that the original survey did not include the site in Brunswick St but the sites at the hospital and Eastcliffe Car Park. I think People in Teignmouth might have answered the survey differently if it had been clearer, but the issue has probably moved too far now to change direction. These are the main points to come out of the meeting. I am assuming the full minutes will be publicly available. Basically two choices: A community Bid for the hospital site or a Commercial sale.

- No services of the Trust will remain on the hospital site.
- Looking to support community ideas for TH site (e.g. proposals, research, case studies, existing documents).
- Backlog maintenance of TH was valued at 1.5mil (value today circa 3million pounds- incl. basic maintenance only).
- The existing site was not deemed suitable for the Health and Wellbeing Centre rebuild.
- If exploring a rebuild, services would need to be put on another temporary site before moving back.
- By setting up existing services in a new operational site it allows a review of what to do with the old site. Considering Inflation, Covid, Brexit, Power and fuel price impact, War in Ukraine it could double cost if choosing to temporarily relocate services and put them back.

J Jackson.

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Councillor Report

Cllr Penelope Lloyd
4th September 2023

BLOOM PROJECT

We held the meeting on 21st July which was attended by all invitees except one who sent her input in writing via Viv Wilson.

It is clear that there is a great deal of support for the project and out of all the areas we identified as needing attention, we picked four which would get our immediate attention and therefore the Town Clerk will be identifying the owners of these plots and endeavour to obtain any necessary permissions we need from the owners to work on them. He will report back and we will take it from there.

Daniel Comer was offered a composter or two and Stewart Henchie volunteered to meet him to find a suitable site for it which would not inconvenience other residents nor compromise any much-needed parking spaces. After site visits, we have decided that the two composters can be sited at the bottom of the garden itself and once Stuart has informed Iain which models to buy, they will be ordered with screening.

I had plotted all the spaces identified on a map of the four wards which I delivered to the Council Office for Iain's team to plot onto the online system.

The Town Clerk and I had a meeting on 1st August to discuss the way forward and agreed dates for the next two meetings, namely 13th September and 2nd October (tbc by other participants). The former with Stuart Henchie, Viv Wilson and myself (with Iain in attendance) and the second meeting to include the public and as many participants as possible including the Mayor and Councillors.

I am going around all the identified sites on 7th September with Jarrod as he is plotting the map and needs to see them all himself as we found that once expanded the detail is hard to transfer from the physical map to the online map.

I met with the "Friends of Teignmouth Station" to look at expanding their work at the front of the Station under the umbrella of the "Bloom Project". They are able to do a planting session in front of the station to the West (Shute Hill) end on the banks on either side of the footpath, once ownership has been established and permission obtained.

I have had numerous volunteers approach me and am keeping a list.

Action points:

Iain to arrange for the plotting of the sites on the online system and send out invitations to Stewart and Viv for the first meeting.

Penny to put together a press release to advise of the state of TIB and to advertise the public meeting, calling for volunteers prior to the meeting on 13th September.

I am going around all the identified sites on 7th September with Jarrod as he is plotting the map and needs to see them all himself as we found that once expanded the detail is hard to transfer from the physical map to the online map.

ALL-INCLUSIVE BEACH ACCESS

It has come to my attention that previously TTC invested in two beach-friendly wheelchairs which it gave to Volunteers in Health, however the project faltered because of the lack of safe access points to the beach. I am reviving this project except my view is that paths would be of more use to a wider range of the population and potentially more cost-effective. A wheelchair would limit the use to one at a time and users would need to book in advance assuming demand.

On the other hand, paths which could be rolled out and rolled in according to the tides may afford open access to anyone with or without assistance in their own mobility scooter (for example, if the paths were to be put

out/in when the public toilets were opened and closed). Clearly work would need to be done to provide safe access ramps.

I am thinking of the Point in particular which the sea rarely covers.

I had a meeting with Teignmouth Shopmobility on 1st August who are willing to take on the beach-friendly wheelchairs and I met them with Keith Underhill to take the project forward. They checked their insurance and agreed to take them on a formal trial basis after a quick trial. We had a trial between us which went very well. It generated a lot of interest in the town and a booking went wonderfully.

I am taking the Shopmobility Trustees to meet my friend, Mike Ellis who runs Exeter Shopmobility who has agreed to lend his expertise and experience in order to help us make Teignmouth more inclusive. So I am now looking at an overall project to improve the mobility/inclusivity of Teignmouth.

WATER QUALITY

I was approached by a resident about the issue of water quality and the loss of our “Blue Flag” status. I contacted Shaldon Parish Council to instigate a collaboration on this issue as there have been a couple of serious incidents which would very seriously affect our ability to regain our “Blue Flag” status. A Zoom meeting with the Shaldon Parish Council, the Environment Agency and a representative of South West Water was scheduled which I was going to attend. Unfortunately this meeting was canceled by the EA and I could not attend the new date/time. Jackie and Steve also agreed to be involved in the collaboration and only Steve was able to attend.

Other items

I attended the flag raising to mark Ukrainian Independence day. It was a moving ceremony. I also attended the raising of the flag to mark Merchant Navy Day.

COMPACT HOMES INITIATIVE

I have been contacted by Erica Travies about this initiative proposed by Charles Acland in Planning at Teignbridge and believe this could alleviate the housing issues especially for local first time buyers and those happy to downsize. I have expressed my enthusiasm about the project and becoming involved.

I met with Erica and had a look at the sites identified by TDC as potentials in Teignmouth and we looked at a couple of possible sites in Dawlish.

The below is optional reading for your information in case anyone is interested in this idea:

Below is the information she provided in her email:

COMPACT HOMES - SELF BUILD REGISTER AND SURVEY from Teignbridge Council – A first for Devon!

TEIGNBRIDGE COMPACT HOMES SELF BUILD INITIATIVE

Teignbridge Council are promoting a bold new initiative – a self-build compact home!

- Would you consider radically downsizing in order to achieve housing security?
- Would you enjoy living a more sustainable lifestyle?
- Are you willing to help yourself and others to achieve a solution to the Housing Crisis?

<https://www.teignbridge.gov.uk/.../compact.../compact-homes/>

Follow the link above for the description and purpose of a compact home, and to apply for a place on the new dedicated self-build compact home register

WHAT is a compact home?

Generally considered to be below minimum space standards for new builds at 37 sq metres, a compact home is of course relative to the size of the household. The description suggests a one storey or one and a half storey house, perhaps with a mezzanine floor so will have a low profile

WHO might they suit?

Singles, couples, small households

WHAT are the benefits?

Low impact, custom design and build, affordable, efficient to heat and maintain, relatively quickly to produce/assemble, community centric

What are the downsides?

Limited storage, unlikely to appreciate in value

WHERE could they be sited?

Teignbridge Council have identified 24 small residential sites and carried out initial surveys. Equally, compact homes fit well into existing spaces such as a large garden (as has been done by Bristol City Council), and brownfield sites

<https://storymaps.arcgis.com/.../338dcef0a9d44ddb0a3c7a4...>

HOW MUCH might they cost?

We are aiming to create a home affordable to someone on NMW i.e. £50k for the house element. The land element could be structured separately, for example if the land is held by a Community Land Trust, Cooperative or is a Council owned asset

A compact home built on a 'permanent' foundation may be considered mortgageable

WHEN could this happen?

It is likely to take until 2024 to adopt the new Compact Home model into local housing policy. Meanwhile a Pilot scheme is being proposed to test the model and encourage take up. These are the homes of the future that are needed now!

WHAT NEXT?

I am involved with several groups and have a vast network of contacts relating to tiny homes and eco/community enterprise. I have an interest in low impact living, and am **building a team of professionals with an interest in developing a prototype and accessing land on which to trial a small-scale add community blueprint**

JOIN UP THE DOTS:

1. Singles and small households in urgent housing need willing to radically downsize
2. Education and employment in future sustainable housing design and build
3. A true £50k housing model that is sustainable, accessible and affordable
4. Creating land trusts/asset transfer as a vehicle to host eco micro home settlements
5. More Live/work scenarios to create multiple homes and jobs from redundant/underused sites
6. Partnership working to benefit all at low cost
7. Community transformation with collective endeavour
8. Social enterprise – glamping income to help fund projects
9. Create extended 'land use permits' with a simple contract between residents, land owners and LA
10. Income from land use permits to fund retrofit projects of host properties
11. Housing officers looking for quick, easy, inexpensive housing solutions
12. Planners/Developers looking to integrate smaller eco homes into existing developments
13. Land owners looking for revenue streams and perhaps support with existing business
14. Farmers looking for diversification income, and support to convert to more regenerative practices
15. Matching local need with local resources

In Bristol, a simple but game changing charity called 'We Can Make' are pioneering a scheme whereby micro homes are built locally and set up in the gardens of homes owned by Bristol Council.

<https://wecanmake.org/>

This can be replicated!!!!

There is also a dedicated Tiny House Community being developed by Bristol residents who bought land from the Council for £1 - on which to build the UK's first tiny house community.

<https://www.tinyhousecommunitybristol.org/>

This could be replicated!!! Much more quickly and easily.

Agile Property have contracts with Shelter and the Ministry of Justice to produce and deliver the TAM – a version of a smaller home:

<https://agile.property/>

Here in Devon I envisage setting up a site as a 'maker space' for design and build of all types of tiny but liveable structures, whether conversions, kits or design and build from scratch. This will attract individuals with a range of specialities, all contributing to running the site as a Workers Collective or Coop. There could be potential for some residential 'plots' on the site as well as short term rentals for 'try before you buy' and for those actually working on site (Live/Work).

I have researched variations on a theme with regard to potential suitable properties – from large residential sites with outbuildings, farms, redundant pubs, nursing homes and caravan parks. The holiday park offers an eminently suitable template from which to create a model live/work social enterprise that could be transformed into a thriving eco community – incorporating renewable energy and food growing for its own and wider community benefit.

Here is one such example of a currently trading commercial enterprise with potential to convert to a live/work social enterprise, creating homes, jobs and education for a group of motivated people willing to invest in a better future.

Appledore Holiday Park, Okehampton

<https://appledorepark.co.uk>

Key points:

- Residential, agricultural and commercial permissions – could be extended to accommodate a group
- 40 pitches with EHU – some pitches could be converted from touring to residential to house workers
- 23.5 acres of land – could grow a lot of food and mitigate carbon
- 5 dairy barns – currently used for caravan storage. Could be further developed for micro enterprises
- Current income which could be used to raise capital for purchase

We are experiencing multiple crises and shocks, and with a growing population - necessities such as housing, ability to afford to eat and keep warm, plus the need to conserve resources will eventually lead us to living in smaller, more efficient spaces with built in protections such as access to land for food growing, energy generation and community support as well as the ongoing work of replenishing and regenerating the environment from the soil up.

DEVON COUNCIL have declared a Housing and a Climate Emergency – where better to address these than right here at home!

WARD COUNCILLOR REPORT – Joan Atkins, Central Ward for full Council 12.9.23

Discussions continue with local stakeholders re the possible **creation of a St James Community Association/Hub** – again the lack of any centralised web information about activities available has been identified as a drawback and this could fit in with work to develop Love Teignmouth.

Anti-social behaviour and drug dealing are a continuing issue in the St James area – close liaison with the Police is continuing. Residents are advised to report any incidents to the Police <https://www.devon-cornwall.police.uk/contact/af/contact-us-beta/contact-us/> or 101 if the call is not urgent; or to Crimestoppers for total anonymity (0800 555 111 or online @ www.crimestoppers-uk.org)

REPORT FROM THE NEIGHBOURHOOD PLAN STEERING GROUP CHAIR

Councillors (including District Councillors) will remember that they were circulated with the information about the submission of the plan to TDC on 28 July 2023, links to copies of all the documents as well as a copy of the Implementation, Monitoring and Review of a NHPlan document from Locality and encouraged to get to grips with the content of it all for future utilisation of the policies in assessing planning applications, when made.

<https://www.teignmouth-devon.gov.uk/teignmouth-town-council-neighbourhood-plan-2018-2033>

TDC Planning has just updated on progress, reporting positively that officers are working through, checking the documents submitted with a view to going out to the next, Regulation 16, Consultation next month, for six weeks. Examiners names are being put together and we will be consulted on a preference in due course.

It is expected that, after examination, if all goes well, that the Referendum which, if positive would see the Plan made, will take place next May, 2024. Hopefully, the Steering Group members will stay on board until the end of the year, since they may well need to be involved in answering examiner's questions but members should be aware that I will need to start taking a much reduced role in this going forward so that continuity is maintained for the future.

Teignbridge have just officially announced delays in the submission of their Revised Local Plan are to be considered at next week's Executive Committee meeting.

OPCC RELATED INFORMATION

The information from the last seminar on Road Safety, particularly bikers, was delayed due to a broken video link but it was an interesting session re speed and accidents with particular casualties being bikers and what the police are doing to engage and educate to try to reduce serious injury and fatalities plus a drone that can do time/distance calculations and read your number plate and get a ticket issued was a little disconcerting.

The next seminar is the 2nd on Serious Violence and takes place on 19 September and I will report back to the next Council Meeting.

Police information: Inspector Philp is moving on to a centralised Neighbourhood Policing role at Middlemoor and we have an earmarked replacement Inspector to take over. I am hoping he will continue the monthly Teams Meetings for OPCC advocates as they have proved very useful for both sides I think.

jla. 6.9.23

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Teignmouth Town Council

Minutes of a Meeting of
Teignmouth Town Council
Held at Bitton House, Teignmouth on
Tuesday, 11th July, 2023 at 6.30 pm

Present:

Councillors J Atkins (Chair), L Chasteau, D Cox, M Jackman, J Jackson, P Lloyd, S Miller, C Myers, R Phipps, V Rudge and S Walsh

Absent:

Councillors C Williams

In attendance:

Iain Wedlake

Public Participation:

There was no public participation

The following minutes will be considered for approval at the next meeting of the Town Council and may be subject to change until that time.

Part I

44 USE OF MOBILE PHONES

45 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor C Williams

46 DECLARATIONS OF INTEREST

None were received.

47 DISPENSATIONS

There were no dispensations.

48 CLERKS REPORT

Received as presented with the Agenda.

49 MINUTES

Resolved that the minutes of the Council meetings held on 13th June 2023 be approved and signed as a correct and accurate record of the meeting.

Teignmouth Town Council

Proposed: Cllr P Lloyd Seconded: Cllr R Phipps – 9 in favour, 1 abstention due to absence.

50 MINUTES OF THE FINANCE MEETING 29TH JUNE 2023

Resolved that the minutes of the Finance meeting held on 29th June 2023 and the actions therein were agreed.

Proposed: Cllr S Miller Seconded: Cllr J Jackson – 8 in favour, 1 against, 1 abstention as declaration of interest

51 TEIGNMOUTH IN BLOOM

Cllr P Lloyd said that a meeting had taken place with Stuart Henchie and Sylvia Russell before being elected. They all agreed that after 30 years, the Competition had run its course and that there was room to redevelop it. The priority is to start looking at green spaces and individuals and groups taking this forward. There is another meeting to be held on 21st July 2023 with Viv Wilson and Stuart Henchie at Bitton House at 18:00.

It was resolved that: the town council is content for Teignmouth in Bloom to move from a competition to a community based project regenerating various green patches in Teignmouth.

52 EXCLUSION OF PRESS AND PUBLIC

The Mayor suggested that Standing Orders were suspended to allow discussion with Teignbridge Councillors.

Proposed: Cllr S Miller Seconded: Cllr M Jackman – unanimous

Discussions then took place regarding the toilets project.

Standing Orders were resumed and Council then moved into Part 2

Proposed by Cllr J Atkins Seconded by Cllr M Jackman - unanimous

53 REPLACEMENT TOILETS CHANGE OF TDC POSITION

Council resolved that the Clerk, the Chair and the Deputy Chair should meet with Teignbridge Councillors and Officers to try and resolve the hiatus. If unsuccessful the Clerk was charged to call an Extraordinary Full Council meeting.

The meeting was closed by the Chairman at 9.34 pm

Teignmouth Town Council

.....
Cllr J Atkins (Chair)

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MAYOR'S Report to Teignmouth Town Council 12.9.23
MAYOR'S ATTENDANCE AT EVENTS SINCE JULY 2023

- 15 July Attendance at Teign Heritage Centre, on behalf of the town, to receive a copy the “the untold biography” of Frank Morgan Giles, Naval Architect 1882 – 1964, presented by his granddaughter, Jane Shaddick.
- 21 & 22 July Opening of the CAMRA Beer and Cider festival, hosted by the Rugby Club – and closing on the Saturday night.
- 22 July Opening of Teignmouth Carnival
- 27 July Judging of Carnival floats, with the Deputy Mayor.
- 29 July Attendance at the re-opening of TAAG in the morning by Anne-Marie Morris and TDC. Opening of the first TAAG art exhibition in their new premises in the evening – see video on their Facebook page.
- 31 July Opening of Café Promenade on the Upper Den Carriageway.- picture in Teignmouth Post.
- 31 July Introducing Prom Prom Entertainments on the Upper Den Carriageway and opening the first Session – big picture spread in the Teignmouth Post
- 19 August Opening of the Summer Exhibition for Teignmouth Arts Society at TAAG (including choosing honoured guest’s award piece of art) and making the various awards to the winner. See Facebook 25.8 for awards pic but lots of examples of all the art on show there. A real wow!
- 24 August Leading the marking of Ukrainian Independence Day and with a speech and flag raising in the Triangle – photo and article in Teignmouth Post – speech text and pic on our website.
- 26 August Celebration of the Teignmouth Farmers Market’s 9th birthday, including leading the singing and passing round free cupcakes made by one of the market traders, Lisa.
- 26 August Attendance at St Michael’s Craft Fair and circulation amongst stall holders.
- 26 August Attendance at The Pavilions, monthly, mini craft fayre, and circulation amongst stall holders.
- 27 August Unveiling of a memorial bench and plaque to 2 family members at the Teign Brewery.
- 1 Sept. Leading the marking of Merchant Navy Day (officially, on Sunday 3 Sept) by a speech honouring our merchant navy seafarers and those that support them and the raising of the Red Ensign, the flag of the Merchant Navy – see website a picture and text of the speech.
- 8/9 Sept. Opening and start of the Teign Maritime and Shanty Festival by Mayor. – Shanty Groups all around the town and on the Den, a tall ship to go over and lots of art activities too.
- 10 Sept. Attendance at Dawlish Civic Service
- Forthcoming:
- 16/17 Sept. Teignmouth Pride Festival – statement of support sent as requested
- 17 Sept. Battle of Britain Day Commemoration 10 am
- 28 Sept. Attendance at Volunteering in Health AGM
- Nov. 25/6 Teignmouth’s Christmas event

jla/6.9.23

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Clerks report September 2023

CCTV Rollout

The control room is completed, the Bitton House camera have been installed, the Bitton Park cameras have been delayed due to the way the cables were installed in the ground previously, this has been addressed and the cameras will be installed at the same time as the point cameras. the microwave to the point and the Multiview has been delayed due to the cabinet having corroded and the electrical supply having been cut off, we have replaced the cabinet and National grid will be installing the supply soon. We will be entering into a formal agreement with TDC to take formal responsibility for the column and cabinet going forward. The next phase along the seafront is being quoted now.

The further phases into the town are likely now to be held up due to the toilet impasse.

Online Booking

Our new online room, weddings, hire equipment and tickets for events has been running in the background for a few weeks and goes publicly live on Monday the 11th of September. This works via our website.

Memorial Benches

We have had a joint meet with Steve Reading of TDC and the TDC view is that apart from possibly 4 additional memorial benches at the Eastcliff end of the promenade it is considered full. Therefore, we can provide no more after that and will have to look at withdrawing the scheme.

Resources

The office is spending ever increasing amounts of time trying to deal with queries for other authorities (TDC & DCC), whilst we are more than happy to redirect people, we simply do not have the resources to deal with the actual query for them, this is for their elected representatives to deal with.

On a positive note I am hoping for some resource relief from the new bookings system going live.

Insurance

There has been an incident recently where another council had to close many of its parks and services due to an insurance issue as they did not have financial probity declarations from their councillors. We may need to follow suite and I will advise as soon as I know.

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List of Payments made between 01/04/2023 and 30/04/2023

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
03/04/2023	Voiceflex Limited	DD 03/04 2	35.96		paid by direct debit
03/04/2023	E-on Next	DD 03/04 3	17.00		Purchase Ledger DDR Payment
03/04/2023	DVLA	DD	25.37		Road Tax WF17 KHG
03/04/2023	Barclays Bank	Tfr 03/04	8.50		Bank Charges
03/04/2023	eBay (UK) Limited	CD 03/04 1	9.74		Bolts for town sign
03/04/2023	CPC	CD 03/04 3	75.41		Cable ties 4 Coronation signs
03/04/2023	Viking Direct	CD 03/04 4	45.38		paid by card
03/04/2023	Amazon.co.uk	CD 03/04 5	5.49		Washing powder BH
03/04/2023	Amazon.co.uk	CD 03/04 6	3.81		Tap extenders for gents toile
03/04/2023	Amazon.co.uk	CD 03/04 7	4.28		Tap extenders gents toilets
03/04/2023	Amazon.co.uk	CD 03/04 8	13.98		Dish Sponges
03/04/2023	Engraving World Ltd	CD 03/04 2	48.00		Allard Plaque x 2
04/04/2023	eBay (UK) Limited	CD 04/04 1	13.26		leg gattewrs for grass cutting
04/04/2023	eBay (UK) Limited	CD 04/04 2	46.99		Holograms for parking permits
04/04/2023	Amazon.co.uk	CD 04/04 3	17.00		Fuel can pouring nozzles
04/04/2023	Amazon.co.uk	CD 04/04 4	25.84		Fuel can for grass cutting BH
04/04/2023	Amazon.co.uk	CD 04/04 5	21.99		Waste bin for Kitchen BH
04/04/2023	Amazon.co.uk	CD 04/04 6	36.00		Ergo mousic for staff memeber
04/04/2023	Devon Garden Machinery	CD 04/04 7	29.81		Adj re Misentered Invoice
05/04/2023	GRENKELEASING Ltd	DD 05/04 1	432.00		Purchase Ledger DDR Payment
05/04/2023	eBay (UK) Limited	CD 05/04 1	43.00		Paid by card
06/04/2023	Amazon.co.uk	CD 06/04 1	45.10		Diesel fuel can 4 rideon mower
06/04/2023	Amazon.co.uk	CD 11/04 1	8.99		Edge cutter for grass areas
11/04/2023	SSE - 771836728	DD 11/04 1	168.89		TTC CCTV Control Room - 1st FI
11/04/2023	Amazon.co.uk	CD 11/04 2	37.74		Weedspray backpack BP
11/04/2023	Amazon.co.uk	CD 11/04 3	38.49		Weedkiller Bitton Park
11/04/2023	Keen Gardener	CD 11/04 4	27.95		Paid by card
11/04/2023	Amazon.co.uk	CD 11/04 5	3.99		String line and pegs
11/04/2023	Amazon.co.uk	CD 11/04 6	13.64		4xpts of superglue
11/04/2023	Amazon.co.uk	CD 11/04 7	5.22		Dustopan and brucsh for f19
11/04/2023	Amazon.co.uk	CD 11/04 8	6.99		Carpet glue for Parlour
11/04/2023	Amazon.co.uk	CD 11/04 9	9.20		Over shoes for use 4 BH
11/04/2023	Stripe Payments Europe Limited	WEDPITMAN	1.60		P/Ledger Electronic Payment
12/04/2023	Adobe Systems Software	CD 12/04 1	19.97		Adobe license subscription
13/04/2023	O2 Telephonica UK Limited	DD 13/04 1	78.00		Mobile Phones
13/04/2023	British Gas	DD 13/04 2	834.87		Bitton House Electric Usage
13/04/2023	Tesco Express	CD 13/04 1	26.94		Fuel
14/04/2023	The Purple Guide	CD 14/04 1	30.00		Events guide subscription
14/04/2023	Amazon.co.uk	CD 17/04 1	5.50		placement pic wire
17/04/2023	British Gas	DD 17/04 1	63.74		Orangery - 27.02.23-29.03.23
17/04/2023	Teignbridge District Council -	dd 17/04 1	696.34		NNDR - Bitton House
17/04/2023	Crown Gas & Power	DD 17/04 4	553.51		Gas usage for Bitton House
17/04/2023	Crown Gas & Power	DD 17/04 5	316.97		Gas usage for BH
17/04/2023	Teignbridge District Council -	DD 17/04	85.62		P/Ledger Electronic Payment
17/04/2023	Dainton Portable Buildings	DD 17/04 1	185.14		Shipping Container
18/04/2023	Amazon.co.uk	CD 18/04 2	3.78		Sing fors garages
18/04/2023	Amazon.co.uk	CD 18/04 1	3.29		Fuel warning stickers

Current and Business Savings

List of Payments made between 01/04/2023 and 30/04/2023

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
18/04/2023	Amazon.co.uk	CD 18/04 3	5.78		H&S signs for diesel
18/04/2023	Stripe Payments Europe Limited	Joshua A	2.16		P/Ledger Electronic Payment
18/04/2023	Stripe Payments Europe Limited	Joshua A	1.00		P/Ledger Electronic Payment
19/04/2023	Amazon.co.uk	CD 19/04	3.98		sings for chambers
19/04/2023	Amazon.co.uk	CD 19/04 2	39.99		fuel & oil spill kit 4 garage
19/04/2023	ZORO UK Limited	CD 19/04 5	14.28		Toilet Cleaner
19/04/2023	Amazon.co.uk	CD 19/04 1	2.43		disposable gloves
19/04/2023	Screwfix Direct Ltd	CD 19/04 4	18.96		Break Glass Key Boxes
20/04/2023	STAS - Hanging system	CD 20/04 2	463.13		Picture hanging system 4 cllrs
20/04/2023	eBay (UK) Limited	CD 20/04 1	11.73		replacemnet pic hanging
21/04/2023	ZORO UK Limited	CD 21/04 2	47.98		Toilet rolls for BH
21/04/2023	Screwfix Direct Ltd	CD 21/04 1	4.13		P/Ledger Electronic Payment
22/04/2023	Advanced Media Engineering Lim	224	36.00		Computer Destruction x 3
22/04/2023	ASAP Advanced Security Alarm P	225	402.00		Yearly maintance charges
22/04/2023	Crockers	226	65.00		Keys Cut
22/04/2023	Devon Association of Local Cou	227	1,692.67		DALC Membership
22/04/2023	Devon Contract Waste	228	59.35		Bin Emptying 21 & 27 March
22/04/2023	EMS Waste Services Ltd	229	366.00		Skip for the 1st grasscut 2023
22/04/2023	Mayor Cllr Iain Palmer	230	16.78		10-03-2023/1450/Mayor Cllr lai
22/04/2023	Jettadrain	231	1,596.00		Bitton Car Park - Drain Works
22/04/2023	Inter-Line (Formerly Morris &	232	104.39		Wallpaper for new CCTV room
22/04/2023	Printed 4 You - promotional pr	233	960.00		Bookmarks 4 coronation
22/04/2023	Rialtas Business Solutions Ltd	234	141.29		MTD VAT Annual Subscription
22/04/2023	Rexel	235	250.06		various
22/04/2023	Rock Compliance	236	180.16		Record of Temp
22/04/2023	Specialist Hygiene Services Lt	237	4,754.22		Consumables Jan-Mar 23
22/04/2023	Teignbridge District Council	238	12,412.56		Salary
22/04/2023	Teign Trees & Landscapes South	239	714.00		Bitton Park Tree Assessment
22/04/2023	LGRC Associates Ltd	240	1,460.71		Locum RFO March 2023
22/04/2023	Tozers Solicitors	241	4,208.17		Legal Fees Land Transfer
22/04/2023	Advanced Media Engineering Lim	242	390.00		Support Contract
22/04/2023	Devon Contract Waste	243	94.66		Emptying Containers
22/04/2023	Jettadrain	244	195.00		New Chamber - Foul Drain
22/04/2023	South West Councils	245	582.00		HR Fees
22/04/2023	Teignbridge District Council	246	11,306.00		Staff salaries
22/04/2023	Tozers Solicitors	Correction	-166.67		Adjustment re processing error
24/04/2023	Information Commissioner	DD	35.00		Registration 2023/24
24/04/2023	Tesco Express	CD 24/04 2	130.30		Fuel and coffee
24/04/2023	ALS Nativeweb	CD 24/04	59.73		P/Ledger Electronic Payment
25/04/2023	Amazon.co.uk	CD 25/04 1	146.48		Difib fitting rails
26/04/2023	GCI National Business	DD 26/04 1	67.80		Paid by direct Debit
26/04/2023	Clarity Copiers Ltd	DD 26/04 2	30.87		Copying Charges
26/04/2023	eBay (UK) Limited	CD 26/04 1	12.95		Trenching to Lamp Posts
26/04/2023	Toolstation Ltd	CD 26/04 3	8.54		P/Ledger Electronic Payment
26/04/2023	Toolstation Ltd	CD 26/04 4	9.47		P/Ledger Electronic Payment
27/04/2023	Civica UK Limited	247	1,252.80		Uploading historical papers
27/04/2023	Dawlish Town Council	248	600.00		Event guide

Current and Business Savings

List of Payments made between 01/04/2023 and 30/04/2023

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
27/04/2023	Mayor Cllr Iain Palmer	249	17.85		Buffet after Full Council Mtg
27/04/2023	Stripe Payments Europe Limited	S/L 5300	2.93		P/Ledger Electronic Payment
27/04/2023	Everflow Water	DD 27/04 1	1,126.66		P/Ledger Electronic Payment
27/04/2023	eBay (UK) Limited	CD 27/04 1	3.15		P/Ledger Electronic Payment
27/04/2023	Everflow Water	DD 27/04 1	2.00		Purchase Ledger DDR Payment
28/04/2023	eBay (UK) Limited	CD 28/04 1	4.95		P/Ledger Electronic Payment
28/04/2023	Amazon.co.uk	CD 28/04 2	9.00		paid by card
28/04/2023	Amazon.co.uk	CD 28/04 3	24.37		P/Ledger Electronic Payment
28/04/2023	Displaysense Ltd	CD 28/04 4	47.40		Sign frames paid by card
Total Payments			<u>50,258.43</u>		

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Current and Business Savings

List of Payments made between 01/05/2023 and 31/05/2023

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
02/05/2023	Inter-Line (Formerly Morris &	250	195.73		Build timber door to moat
02/05/2023	Mike Titford	251	120.00		Removal of CCTV
02/05/2023	Pellew Carpet & Flooring Ltd	252	390.00		Carpet for CCTV Room
02/05/2023	Tempora Software Limited	DD	95.04		paid by direct debit
02/05/2023	SSE - 521843139 - Temp Toilets	DD0205	98.86		Electric Usage
02/05/2023	SSE - 861837932 - Eastcliffe T	DD02052	221.61		Electric Usage
02/05/2023	Voiceflex Limited	DD02054	38.41		Service Charges
02/05/2023	Zoom Communications Inc.	CD0205	12.99		paid by db
02/05/2023	E-on Next	DD 02/05 1	17.00		Paid by D/Debit
02/05/2023	DVLA	DD	25.37		Road Tax WF17 KHG
02/05/2023	Teignbridge District Council -	DD 2/05 1	157.00		NNDR BH Car Park & Premises
02/05/2023	Society of Local Council Clerk	02/05	354.00		P/Ledger Electronic Payment
04/05/2023	RAM Tracking Ltd	DD 0405	8.34		Paid by direct debit
04/05/2023	eBay (UK) Limited	CD 04/05 1	2.87		Fixing for Town Clerk Sign
04/05/2023	Amazon.co.uk	CD 04/05 2	19.99		Stationary
04/05/2023	Direct365Online Ltd	BDC04/05 3	63.90		Replacement Soap Dispensers
05/05/2023	Amazon.co.uk	CD 05/05 1	11.98		Note Pads
05/05/2023	Amazon.co.uk	CD 05/05 2	14.83		Strimmer cable and perm marker
05/05/2023	Amazon.co.uk	CD 05/05 3	7.99		Stationary
09/05/2023	Amazon.co.uk	CD 09/05 1	3.39		Perm markers
09/05/2023	Amazon.co.uk	CD 09/05 2	6.49		Stationary
09/05/2023	Amazon.co.uk	CD 09/05 3	9.95		Stationary
09/05/2023	Barclays Bank	DD 09/05	8.50		Account Fee
11/05/2023	British Gas	DD 11/05 1	727.63		Electric Usage Bitton House
11/05/2023	Tesco Express	BDC11/05 1	82.41		Fuel and coffee
12/05/2023	Beach Brothers Limited	252a	4,498.68		TO be paid ASAP
12/05/2023	Adobe Systems Software	CC 12/05 1	19.97		License Subscription
12/05/2023	SSE - 641837039 - Control Pane	DD 12/06 1	39.03		Control Panel - The Triangle
15/05/2023	Beach Brothers Limited	252b	899.74		TO be paid ASAP
15/05/2023	Dainton Portable Buildings	DD 15/05 1	191.30		Shipping containers
15/05/2023	Crown Gas & Power	DD 15/05 1	400.86		Bitton House - Gas Usage
15/05/2023	O2 Telephonica UK Limited	DD 15/05 1	87.08		Mobile Phones
15/05/2023	TLC (Southern) Limited	BDC15/05 1	147.63		Cable for Defibrillator
15/05/2023	Teignbridge District Council -	DD 15/05 2	694.00		NNDR - Bitton House
15/05/2023	Teignbridge District Council	DD	88.00		To be investigated
16/05/2023	British Gas	DD 16/05 1	61.28		Electricity usage orangery
16/05/2023	Society of Local Council Clerk	BDC16/05 1	36.00		Narcissistic Behaviour Course
17/05/2023	Picture This Framing	BDC17/05 2	210.00		Reframing of Cllr Pictures
17/05/2023	Post Office Ltd	BDC17/05 3	16.45		Item Returned to China
17/05/2023	Toolstation Ltd	BDC17/05 4	9.99		installation of defib BH
17/05/2023	Viking Direct	BDC17/05 5	74.90		Cleaning Consumables
17/05/2023	Screwfix Direct Ltd	BDC17/05 6	15.99		Rivet Gun - Card Payment
18/05/2023	Crown Gas & Power	DD 18/05 1	262.58		BH - Gas Usage
18/05/2023	Amazon.co.uk	BDC18/05 1	29.98		Tea Bags
18/05/2023	Original Style Ltd	CLP18/05 1	43.60		Paid by card
22/05/2023	ZORO UK Limited	BDC22/05 1	27.99		Urinal Blocks
22/05/2023	ZORO UK Limited	BDC22/05 2	7.32		Airfreshers for toilets at BH

Current and Business Savings

List of Payments made between 01/05/2023 and 31/05/2023

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
22/05/2023	Advanced Media Engineering Lim	ON ACCOUNT	118.80		Monthly IT Support
22/05/2023	Just Artificial	BDC 22/5 1	188.75		Flower boxes BH
22/05/2023	Just Artificial	ON ACCOUNT	-96.00		P/Ledger Electronic Payment
22/05/2023	Arc Right Electrical Ltd	303	288.00		Defib and New Sockets
22/05/2023	Auditing Solutions Ltd	304	300.00		Final Internal Audit Fee
22/05/2023	Devon Contract Waste	305	162.08		BH & BP Waste
22/05/2023	EMS Waste Services Ltd	307	36.00		Environmental Fine
22/05/2023	Gallagher Insurance	308	758.53		Van Insurance
22/05/2023	Inter-Line (Formerly Morris &	309	124.44		Staples
22/05/2023	PHS	310	402.34		Sanitary Disposal
22/05/2023	Rock Compliance	311	180.16		Toilets
22/05/2023	Teignbridge District Council	312	14,000.68		May Salaries
22/05/2023	Tozers Solicitors	313	1,500.00		Renewal/Fixed Fee Advice
22/05/2023	Devon Garden Machinery	306	38.27		Mower Part - Throttle control
22/05/2023	CCLA Investment Account	Just A	96.00		Just Artificial
23/05/2023	A Better Move	253	425.00		Equipment delivery +collection
23/05/2023	Advanced Media Engineering Lim	254	563.70		to be paid by electronic payme
23/05/2023	DC Stage Hire	255	1,377.50		Balance to be paid
23/05/2023	Devon Contract Waste	256	126.60		general waste and green bin
23/05/2023	Devon Garden Machinery	257	142.23		Equipment Service
23/05/2023	Gallagher Insurance	258	300.46		to be paid by electronic payme
23/05/2023	Hatch Consultancy	259	245.00		Annual Asbestos Reinspection
23/05/2023	LGRC Associates Ltd	260	3,011.62		Locum RFO Fees
23/05/2023	Mini Heaven	261	68.50		Mayors staff thank you
23/05/2023	Teignbridge District Council	262	30,368.60		Water Usage - Jubilee Gents
24/05/2023	ASAP Advanced Security Alarm P	263	1,618.80		BH - Alarm Upgrade
24/05/2023	Screwfix Direct Ltd	BDC24/05 1	1.14		Back boxes -1st Floor Kitchen
24/05/2023	UK Safety Store	BDC24/05 2	140.42		Road Closed Signs
25/05/2023	Advanced Media Engineering Lim	264	95.04		2 x MS 365 Licences
25/05/2023	City Electrical Factors	265	13.98		Test Labels -Inv date 31.01.23
25/05/2023	Devon Garden Machinery	266	1,147.54		Grass Bucket Conversion
25/05/2023	Itus Event Support Services Lt	267	3,542.40		Event Support Services
25/05/2023	Jettadrain	268	204.00		BH Car Park Drain Works
25/05/2023	Marldon Marquees Ltd	269	1,998.00		Hire of Marquee
25/05/2023	Specialist Hygiene Services Lt	270	6,557.76		Public Convenience Cleaning
25/05/2023	Smart Integrated Solutions Ltd	271	13,163.80		New CCTV Control Room
25/05/2023	Society of Local Council Clerk	272	354.00		Membership - paid by card
25/05/2023	Teignbridge District Council	273	11,000.00		May Payroll
25/05/2023	Teign Trees & Landscapes South	274	626.40		New Trees
25/05/2023	Teign Trees	275	1,987.20		Services at Bitton House
25/05/2023	Paperstone	BDC25/05 1	44.31		Overalls for Employees
25/05/2023	Screwfix Direct Ltd	BDC25/05 2	5.78		F18 Kitchen Fixings
26/05/2023	Clarity Copiers Ltd	DD 26/05/1	36.83		Printer usage
26/05/2023	GCI National Business	DD 26/05 1	70.45		Line Rental & Fibre
26/05/2023	Everflow Water	DD 26/05 2	1,524.06		Paid via direct Debit
26/05/2023	Stripe Payments Europe Limited	ON ACCOUNT	1.36		P/Ledger Electronic Payment
30/05/2023	ZORO UK Limited	BDC30/05 1	7.99		Garden tools for flower beds

Current and Business Savings

List of Payments made between 01/05/2023 and 31/05/2023

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
30/05/2023	ZORO UK Limited	BDC30/05 2	41.36		Garden tools for flower beds
31/05/2023	Zoom Communications Inc.	DD 31/05 1	12.99		Zoom 30/05 to 29/06
31/05/2023	Tempora Software Limited	DD 31/05 2	95.04		paid by direct debit
31/05/2023	Zoom Communications Inc.	DD 31/05 1	12.99		Zoom 30/06 to 29/07

Total Payments 109,587.55

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Current and Business Savings

List of Payments made between 01/06/2023 and 30/06/2023

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
01/06/2023	Embroidery Loft LLP	276	120.00		Uneek Clothing
01/06/2023	██████████	TRANSFER	50.00		██████████ - pots
01/06/2023	Toolstation Ltd	BDC01/06 1	7.96		end cap for kitchen unit
01/06/2023	Voiceflex Limited	DD 01/06 2	39.29		paid by direct debit
01/06/2023	Clean Grow	STD ORD	94.50		Rent F22
01/06/2023	DVLA	DD	25.37		WF17KHG car tax
01/06/2023	Teignbridge District Council -	DD 01/06 1	157.00		NNDR BH Car Park & Premises
01/06/2023	E-on Next	DD 01/06 2	17.00		Park Hill - 01.04.23-30.04.23
01/06/2023	CLEAN GROW	STD ORD	-94.50		Rent F22 Reverse
02/06/2023	RAM Tracking Ltd	DD 02/06 1	8.34		DD Tracking Lease + Service
02/06/2023	Teignbridge District Council -	DD 15/06 1	694.00		NNDR - Bitton House
02/06/2023	Teignbridge District Council -	refund	201.10		P/Ledger Electronic Payment
02/06/2023	Teignbridge District Council -	refund	-201.10		P/Ledger Electronic Payment
05/06/2023	ZORO UK Limited	BDC05/06 2	47.98		Toilet rolls for Bitton House
05/06/2023	Amazon.co.uk	BDC05/06 3	5.65		Screwdriver
05/06/2023	Amazon.co.uk	BDC05/06 3	8.95		Tea towels
05/06/2023	Amazon.co.uk	BDC05/06 4	17.98		Toilet cistern blocks
06/06/2023	Amazon.co.uk	BDC05/06 1	6.67		Airfreshener
06/06/2023	Barclays Bank	DD 06/06 1	8.50		Charges 13/04/23-14/05/23
06/06/2023	Advanced Media Engineering Lim	277	852.00		paid by electronic payment
06/06/2023	Aubergine 262 Ltd	278	240.00		Annual Restricted Area ModGov
06/06/2023	Devon Contract Waste	279	173.03		Container Emptying
06/06/2023	EMS Waste Services Ltd	280	732.00		Skips for Grass
06/06/2023	Howdens Joinery Ltd	281	18.80		Sink Brackets for F18
06/06/2023	Jettadrain	282	195.00		Blocked drain
06/06/2023	Inter-Line (Formerly Morris &	284	97.86		BH -Silicon for Kitchen Update
06/06/2023	Geosphere Ltd	285	480.00		Subscription - Parish Online
06/06/2023	Rialtas Business Solutions Ltd	286	1,464.94		Support & Maintenance
06/06/2023	Rexel	287	50.68		BH - Electrical Items
06/06/2023	Rock Compliance	288	180.16		Various
06/06/2023	██████████ t/a as South West Gr	289	570.00		DCC Verge Cutting
06/06/2023	KBS Signs and Design Limited	283	182.40		Signs for Car Park
06/06/2023	Society of Local Council Clerk	ON ACCOUNT	36.00		P/Ledger Electronic Payment
06/06/2023	Dainton Portable Buildings	290	185.14		Containers in Car Park
06/06/2023	Society of Local Council Clerk	CN	-36.00		P/Ledger Electronic Payment
06/06/2023	Inter-Line	284	-0.02		Inter-Line
08/06/2023	Mesh Direct	BDC08/06 1	94.99		To secure existing fence
09/06/2023	British Gas	DD 09/06 1	544.00		Period 24.04.23-23.05.23
09/06/2023	ZORO UK Limited	BDC 09/06	30.76		Cleaning Supplies BH
09/06/2023	British Gas	DD 09/06 1	0.80		Period 24.04.23-23.05.23
12/06/2023	Adobe Systems Software	DD 12/06 1	19.97		Adobe license subscription
13/06/2023	Amazon.co.uk	DC 13/06 1	32.41		cleaner
14/06/2023	O2 Telephonica UK Limited	DD 14/06 1	87.07		Mobile Phones
14/06/2023	Amazon.co.uk	DC 14/06 1	10.99		Blue roll
15/06/2023	Advanced Security Alarm Protec	ON ACCOUNT	-402.00		Invoiced a month too early
15/06/2023	Devon Contract Waste	291	297.96		BH Green & Blue Bins Waste
15/06/2023	██████████ Signwriter	293	95.00		Sign writing

Current and Business Savings

List of Payments made between 01/06/2023 and 30/06/2023

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
15/06/2023	LGRC Associates Ltd	294	1,161.53		Locum RFO fees
15/06/2023	MJS Planning	295	12,168.00		Building Regulations
15/06/2023	Inter-Line (Formerly Morris &	296	59.82		Fence Repair BH
15/06/2023	Rexel	297	1,157.24		Incorrect Item Received
15/06/2023	Specialist Hygiene Services Lt	298	6,557.76		Cleaning Public Conveniences
15/06/2023	Teignbridge District Council	299	11,106.40		Extra bins for the coronation
15/06/2023	Teign Trees	300	1,324.80		Tree works
15/06/2023	Crown Gas & Power	DD 15/06 1	82.46		Usage at BH
15/06/2023	Stripe Payments Europe Limited	Stripe	1.70		P/Ledger Electronic Payment
16/06/2023	EMS Waste Services Ltd	292	426.00		Skip fro scout hut
16/06/2023	ZORO UK Limited	DC 16/06 1	19.99		Blue roll
16/06/2023	HotSnap	DC 16/06 2	163.98		Vortex Air Tower Fan
16/06/2023	Crown Gas & Power	DD 16/06 1	133.82		Usage for BH
16/06/2023	British Gas	DD 16/06 2	49.00		Orangery Electricity Usage
19/06/2023	St Michael's PCC	301	60.00		Grant for Flower Festival
19/06/2023	Advanced Media Engineering Lim	302	281.70		Monthly IT Support
20/06/2023	Bin Shop	DC 20/06 1	94.34		Cigarette Bin
22/06/2023	Direct Shop Fittings	DC 22/06 1	58.35		Placement notice boards
23/06/2023	Amazon.co.uk	DC 23/06 1	42.63		24 Rolls 2-Ply Kitchen Towel
23/06/2023	eBay (UK) Limited	DC 23/06 2	11.38		Garden Tools for Traders
26/06/2023	Amazon.co.uk	DC 26/06 1	25.99		Washing Tablets for Caretakers
26/06/2023	Toolstation Ltd	DC 26/06 2	11.88		Gloves for Traders in Town
26/06/2023	B&Q Limited	DC 26/06 3	36.00		Delivery
26/06/2023	BIIAB Qualifications Limited	DC 26/06 4	118.80		Personal license training
26/06/2023	Clarity Copiers Ltd	DC 26/06 5	184.67		Photo Copy
26/06/2023	The Safety Supply Company Ltd	DC 22/06 2	13.58		paint for lines in car park
26/06/2023	Everflow Water	DD 26/06 1	5,171.48		Water 18.07.23-17.08.23
27/06/2023	eBay (UK) Limited	DC 27/06 1	16.95		Gardening Tools for Traders
27/06/2023	eBay (UK) Limited	DC 27/06 2	0.03		Gardening Tools for Traders
27/06/2023	RS Electrical Supplies	DC 27/06 1	51.00		Electrical installation CCTV
27/06/2023	Land Registry Office	DC 27/06 3	6.00		Land Registry Fees
27/06/2023	eBay (UK) Limited	DC 27/06 4	2.75		Battery Holder
28/06/2023	SM Engineering South West	2806	7,080.00		Metal work for the orangery
28/06/2023	Mayor [REDACTED]	2806 02	20.00		Hairdressers - Lord Lieut Eve
28/06/2023	JTP Joinery Ltd	2806 03	912.00		New Door for the Orangery
28/06/2023	Bella's Emporium	2806 04	360.00		Plants for Town Planters
28/06/2023	Bella's Emporium	2806 04	0.60		Plants -Town Planters
28/06/2023	Tesco Express	DC 28/06 1	109.48		Fuel for Mower / Coffee
28/06/2023	Picture This Framing	DC 28/06 3	85.00		Replace Glass Council Painting
28/06/2023	GCI National Business	DC 28/06 4	70.45		Line Rental/Business Fibre
28/06/2023	Tesco Express	DC 28/06 1	0.36		Fuel for Mower / Coffee
29/06/2023	Tesco Express	DC 29/06 1	14.20		Refreshments - Good Cllr Train
29/06/2023	Amazon.co.uk	DC 29/06 2	2,032.88		amazon
30/06/2023	Viking Direct	DC 30/06 1	100.73		Photo copier paper
30/06/2023	Stamps Direct Limited	CD 06/07 1	50.53		Paid by card
30/06/2023	TTC Account 7285	337	30.00		Ancient & Honorable
30/06/2023	TTC Account 7285	340	3,600.00		DDC

Current and Business Savings

List of Payments made between 01/06/2023 and 30/06/2023

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
30/06/2023	TTC Account 7285	338	240.00		Aubergine
30/06/2023	TTC Account 7285	341	237.38		Exeter Fire Protection
30/06/2023	TTC Account 7285	344	12,253.69		TDC
30/06/2023	TTC Account 7285	343	8,359.56		Specialist Hygiene
30/06/2023	TTC Account 7285	338a	45.12		Inter-Line
30/06/2023	TTC Account 7285	339	8,359.56		Specialist Hygiene
30/06/2023	TTC Account 7285	340	17,729.54		340a
30/06/2023	TTC Account 7285	341a	264.00		Teign Trees
30/06/2023	TTC Account 7285	339a	75.00		Bathrooms & Showers
30/06/2023	TTC Account 7285	337a	570.00		South West Rounds Maint
30/06/2023	TTC Account 7285	342	76.49		Inter-Line
Total Payments			110,725.23		

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Current and Business Savings

List of Payments made between 01/07/2023 and 31/07/2023

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
03/07/2023	Land Registry Office	CD 03/07 1	3.00		Land registry fees
03/07/2023	Land Registry Office	CD 03/07 2	3.00		Search for land and property
03/07/2023	RAM Tracking Ltd	DD 03/07 1	8.34		Van Tracking Subscription
03/07/2023	Voiceflex Limited	DD 03/07 3	38.41		3CX Telephone System
03/07/2023	E-on Next	DD 03/07 2	122.99		paid by DD
03/07/2023	Tempora Software Limited	DD 03/07 4	95.04		Monthly subscription - June 23
03/07/2023	Teignbridge District Council -	DD 03/07 5	157.00		NNDR BH Car Park & Premises
03/07/2023	DVLA	DDR	25.37		Road Tax WF17 KHG
05/07/2023	Barclays Bank	DD 05/07 1	8.50		Account Fee
06/07/2023	Advanced Media Engineering Lim	314	400.50		ame support
06/07/2023	Aubergine 262 Ltd	315	597.60		Annual Subscription & Scan
06/07/2023	CPC	316	69.62		Electrical Items
06/07/2023	Devon Contract Waste	317	126.60		Container Emptying
06/07/2023	MD Maintenance Packages Ltd	318	240.00		BH & Orangery Window Cleaning
06/07/2023	Inter-Line (Formerly Morris &	319	25.00		Point Toiler repairs
06/07/2023	Rexel	320	51.45		Light Fitting - Park Hill Road
06/07/2023	Specialist Hygiene Services Lt	321	734.97		Cleaning for 2 x Events
06/07/2023	Teignbridge District Council	322	13,454.89		June pay roll
06/07/2023	Teignbridge District Council	323	11,000.00		July Payroll
06/07/2023	Teign Trees & Landscapes South	324	662.40		Lifting of Tree Crowns
06/07/2023	GRENKELEASING Ltd	DD 06/07 1	432.00		Photocopiers Qtr Rent
06/07/2023	B&Q Limited	CD 06/07 2	15.00		Compost
07/07/2023	eBay (UK) Limited	CD 07/07 1	37.89		Case for Power Tool
10/07/2023	RINGGO	DDR	4.10		Parking for TECP Meeting
10/07/2023	Amazon.co.uk	CD 10/07 1	24.99		Paint Remover for Canons
10/07/2023	Amazon.co.uk	CD 10/07 2	5.01		H&S Sign - Rear Basement
10/07/2023	Amazon.co.uk	CD 10/07 3	6.49		Clear Lacquer for Park Signs
11/07/2023	British Gas	DD 11/07 1	414.27		Electricity Usage - BH
11/07/2023	Amazon.co.uk	CD 11/07 1	11.49		Blk Bags for Litter Pickers
12/07/2023	Advanced Media Engineering Lim	325	118.80		Re-entered for Processing
12/07/2023	HS Hire Ltd	326	120.00		Fenching for the scout hut
12/07/2023	LGRC Associates Ltd	327	844.75		1603/1856/LGRC Associates Ltd
12/07/2023	MJS Planning	328	231.00		Formal planning
12/07/2023	Promenade Promotions	329	2,500.00		Summer Entertainment
12/07/2023	Rialtas Business Solutions Ltd	330	726.90		On-Site Training
12/07/2023	Specialist Hygiene Services Lt	331	1,969.15		Toilets
13/07/2023	O2 Telephonica UK Limited	DD 13/07 1	87.32		Moblie phome usage
17/07/2023	Christmas Direct, DZD & Sparkl	BC 17/07 1	2,690.33		Replacement Christmas Lights
17/07/2023	UK Drills	BC 17/07 2	69.21		Drill Bits - Maint Team
17/07/2023	Amazon.co.uk	BC 17/07 3	10.99		Broken Noticeboard in Town
17/07/2023	Amazon.co.uk	BC 17/07 4	85.68		Multi Tool for Workshop
17/07/2023	British Gas	DD 17/07 1	64.21		Orangery Electric Usage
17/07/2023	Crown Gas & Power	DD 17/07 3	7.81		paid by direct debit
17/07/2023	Crown Gas & Power	DD 17/07 4	46.53		Piad by DD
17/07/2023	Dainton Portable Buildings	DD 17/07/1	191.30		Containers in Car Park
17/07/2023	Teignbridge District Council -	DD 17/07 5	694.00		NNDR - Bitton House
18/07/2023	E-on Next	DD 18/07 1	3.89		Park Hill - 01.04.23-30.04.23

Current and Business Savings

List of Payments made between 01/07/2023 and 31/07/2023

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
19/07/2023	Adobe Systems Software	DD 12/07 1	19.97		Adobe Subscription
19/07/2023	TLC (Southern) Limited	BC 19/07 1	68.64		Replacement Electricity Meters
20/07/2023	Stripe Payments Europe Limited	ON ACCOUNT	0.65		P/Ledger Electronic Payment
20/07/2023	Amazon.co.uk	BC 20/07 1	47.96		Bitton House Toilet Rolls
20/07/2023	Metals Online Ltd	BC 20/07 2	60.56		Bladon Drum Sign Repairs
20/07/2023	1st Choice Waste Collection	332	1,000.00		Asbestos & Waste Removal
20/07/2023	Boyces at Manstree	333	2,906.70		Tmth Hanging Baskets/Plants
20/07/2023	Devon Contract Waste	334	126.60		General Waste & Green Bin
20/07/2023	KBS Signs and Design Limited	335	211.20		Replacement Signs - Vandalism
20/07/2023	Travis Perkins Ltd	336	58.61		Toilets Replacement Tiles
20/07/2023	Travis Perkins Ltd	AHX463	-19.54		P/Ledger Electronic Payment
21/07/2023	RingGo	BC 21/07 1	2.70		parking - torbay
24/07/2023	Accu Limited	BC 24/07 1	234.54		Memorial Benches Fixings
24/07/2023	Gentworks Ltd	BC 24/07 2	129.60		Jubilee Toilets Flush Control
24/07/2023	Screwfix Direct Ltd	BC 24/07 3	8.27		Park Hill - Door Drip Guard
24/07/2023	Halfords Ltd	BC 24/07 4	20.48		Screenwash/Anti-freeze
26/07/2023	Clarity Copiers Ltd	DD 26/07 1	126.74		Clairty
26/07/2023	GCI National Business	DD 26/07 2	76.95		Line Rental/Business Fibre
26/07/2023	Everflow Water	DD 26/07 3	809.13		Water 18.08.23-17.09.23
26/07/2023	Ritherdon and Co Ltd	BC 26/07/1	1,864.69		Paid by card
26/07/2023	Tesco Express	BC 26/07 2	146.47		Diesel for Vehicle
26/07/2023	Clarity Copiers Ltd	DD 26/071	-126.74		P/Ledger Electronic Payment
26/07/2023	Clarity Copiers Ltd	DD 26/07 1	126.74		P/Ledger Electronic Payment
28/07/2023	Amazon.co.uk	BC 28/07 1	56.95		Nut removal tool
28/07/2023	Charlies Store Limited	BC 28/07 2	79.80		Christmas Baubles
28/07/2023	TradeSignz Manufacturing Ltd	BC 28/07 3	40.87		New brackets fPSPO signs
28/07/2023	SSE - 861837932 - Eastcliffe T	DD 28/07 1	293.72		Qtr 2 - Jubilee Toilets
31/07/2023	Advanced Media Engineering Lim	ADJ	-118.80		Adj re processed twice
31/07/2023	Tempora Software Limited	DD 31/07 1	95.04		Time Monitoring Software
31/07/2023	Dawlish Tyre and Auto Centre	BC 31/07 1	1,000.00		paid by card
31/07/2023	Canva Pro Subscription	CPM 31/07	99.99		Subscription
31/07/2023	Zoom Communications Inc.	DD 31/07 2	12.99		paid by DD
31/07/2023	SSE - 521843139 - Temp Toilets	DD 31/07 3	147.30		Qtr 2 - Lower Brook Street
Total Payments			48,846.57		

TEIGNMOUTH TOWN COUNCIL

Minutes of a Meeting of the
Assets and Facilities Sub-Committee
held at **Mayor's Parlour - Town Hall** on
Monday, 31st July, 2023 at 3.30 pm

Present:

Councillors J Atkins (Chair), R Phipps (Deputy Chair), M Jackman and P Lloyd

Absent:

V Rudge, S Miller and C Williams

Officers In attendance:

Cliff Spong
Iain Wedlake

71 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor C Williams

Resolved that the apology be noted

No other apologies were received

The Chair reiterated that Cllrs should remind colleagues that meetings are occurring

72 MINUTES OF PREVIOUS MEETING

The three Cllrs that were present at the last committee meeting, Cllrs Atkins, Phipps & Lloyd, considered the minutes of the Assets & Facilities Sub-Committee meeting held on Monday 22nd May 2023

Resolved that the minutes of the Assets & Facilities Sub-Committee meeting held on Monday 22nd May 2023 be approved and signed as a correct and accurate record of the meeting

Proposed by Cllr Atkins
Seconded by Cllr Phipps

Carried 3 for, 1 abstention (Cllr Jackman not present at the meeting)

73 ACTION POINT UPDATE

Update on outstanding action points:

- Cllr Atkins to approach the OPCC in pursuit of a grant

Update: Cllr. Atkins reported that she is still pursuing funding through the OPCC and the Devon Community Foundation. However, she went on to report that there is currently no money available. Further Cllr. Atkins stated that she had emailed the 5 TDC Cllrs. regarding the lighting across the Den.

– Action left as Ongoing

- P&FM to approach the Gardening Club to discuss Bitton Park planting & maintenance

Update: P&FM reported that he has had agreement from the chair of the Gardening Club, Dr. Nick Cooling, that volunteers will be doing the maintenance of the borders and planters around Bitton House. With the Friends of the Orangery, they will manage all the flower beds in Bitton Park. TTC have agreed to purchase all the plants once a planting scheme has been devised in the autumn.

The P&FM also asked that the Council's thanks be recorded for the Traders in the town who have been looking after the planters at Regent Street and Pellow Arcade again with plants provided by TTC.

– Action Discharged

74 REPLACEMENT CCTV

The P&FM and the Town Clerk gave a further update on the progress of the replacement CCTV control room within Bitton House saying that the Control Room was now up and running. Works are now proceeding to deliver further coverage to the town.

Further the Town Clerk, P&FM and P&FO had a visit to Torbay CCTV control room at Torquay and gained a great deal of information and ideas for progressing the project.

75 NOTICEBOARD

The P&FM gave an overview of a replacement Noticeboard to be located outside Bitton House. He stated that the current noticeboard was showing signs of it's age, is of an inappropriate size and is now uneconomical to repair.

The committee were asked to resolve that a new Noticeboard be purchased to allow a more appropriate display of information to the Public.

Proposed by Cllr Phipps

Seconded by Cllr Atkins

Carried 4-0

76 RECAP ON ANY NEW ACTION POINTS

There were no new actions from this meeting

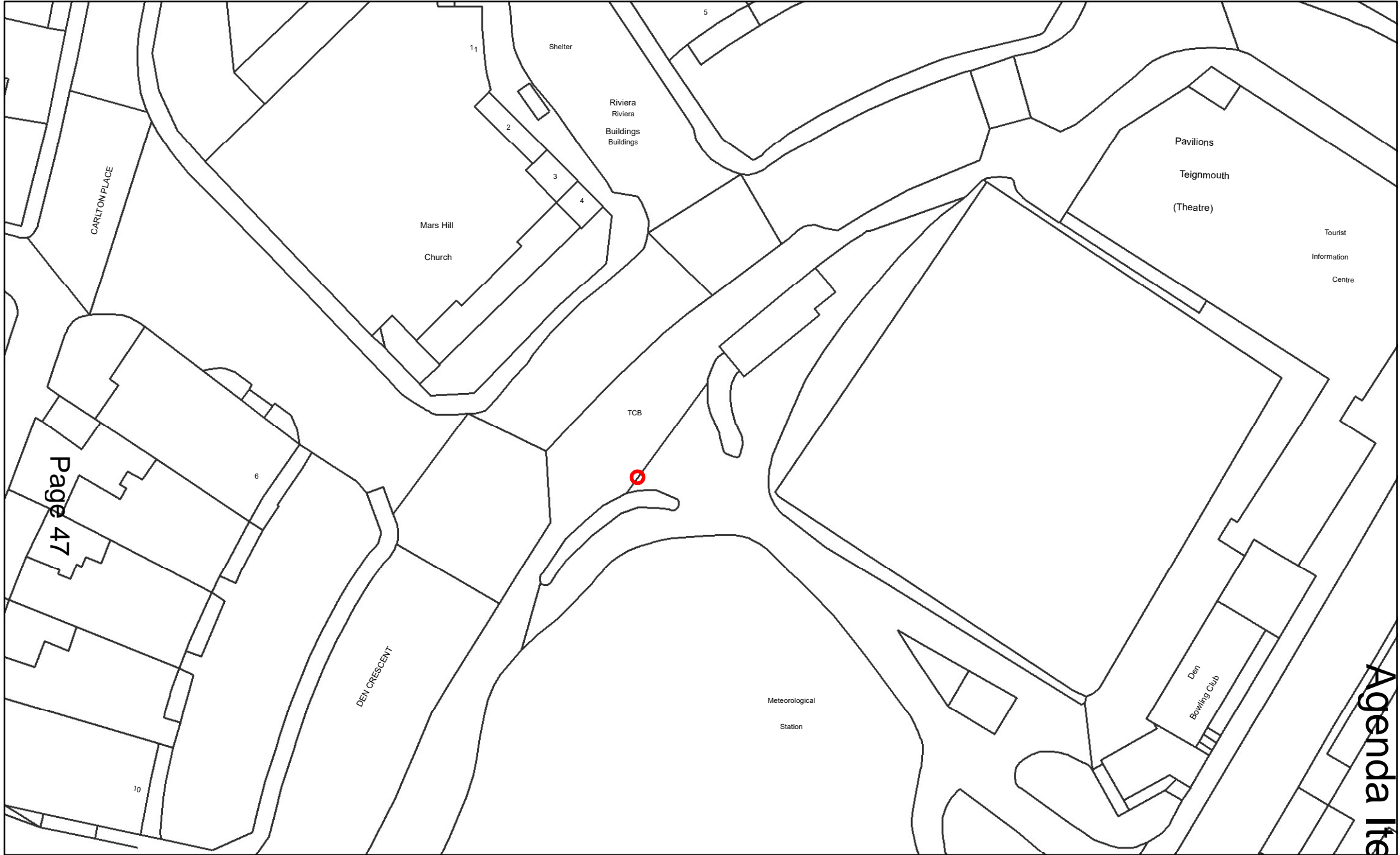
77 DATE OF NEXT MEETING

The date of the next meeting was agreed to be amended to be held on Monday 11th September 2023 at 15:30 at Bitton House

The meeting was closed by the Chairman at 4.15 pm

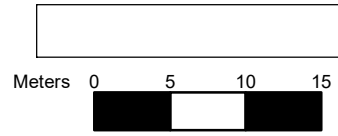
.....
Cllr J Atkins (Chair)

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Agenda Item 11



The Wishing Well, The Den, Teignmouth

Scale: A4@ 1:500

Drawn By: SC

Date: 05/09/23

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HEADS OF TERMS

Subject to Contract and Any Formal Approval

Date: 07 September 2023

The following Heads of Terms comply with 'RICS Code of Leasing Business Premises' Professional Statement (1st Edition February 2020).

The Code states that, where a party is not represented by an RICS member or other property professional they must be advised about the existence of this Code and its supplemental guide and must be recommended to obtain professional advice.

Note: The need for this lease is to allow Nationalgrid to erect a new substation on the site upon which the current Wishing Well (See photo below) has been positioned for many years. This is adjacent to the Bowls Green and is also close to the Pavilions and the Cherry on the Top Ice Cream Shop. The Wishing Well to be constructed by Nationalgrid prior to the lease being granted.



Lease Type	Head Lease
Type of Transaction	New Lease
Landlord	Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, TQ12 4XX.
Tenant	Teignmouth Town Council of Bitton House, Teignmouth, TQ14 9DF
Premises	The land edged red on the attached plan. Plan for identification purposes only.
Rights	The Tenant to have the right to access the Premises across the Landlord's land to construct and maintain the Wishing Well.
Lease Length and Start Date	7 years commencing on the commencement date of the lease.
Landlord and Tenant Act Protection	Lease to benefit from the protection of the 1954 Act: No
Break Rights	Any break rights: Yes Both the Landlord and the Tenant shall be permitted to break the lease by giving not less than 3 months' prior written notice to the other party at any time. Details of any break clause payments or pre-conditions: The Tenant to provide vacant possession.
Rent Deposits	Rent deposit required: No
Guarantor(s)	Guarantor required: No
Rent	£1 per annum.
Rent Free Period & Other Incentives	Rent-free period: No
Rent Reviews	None
Interest Rate	Means the rate of 5% above the base lending rate of the Landlord's principal bank.
Interest on Late Rent	The Tenant shall pay interest at the rate of 4% above the Interest Rate on rent payments received more than 21 days after the contractual due date.
VAT	The Premises have not been registered for VAT and therefore will not be chargeable
Assignment, Subletting, Charging and Sharing	Assignment of Whole: Prohibited Sublease Whole: Prohibited Sublease Part: Prohibited Sub-sublease: Prohibited

	<p>Concession / Sharing of Physical Occupation: Prohibited</p> <p>Group Sharing: Prohibited</p> <p>Charging: Prohibited</p>
Repairs	The Tenant is responsible for maintaining the Wishing Well to a reasonable standard, which is sufficient for it not to pose a health and safety hazard to members of the public.
Reinstatement	At termination of the lease, the Tenant to remove the Wishing Well and to make good the surface of the Premises to the completion satisfaction of the Landlord.
Permitted Use	The Premises to be used solely as a site for a Wishing Well.
Landlord's Initial Works	Landlord to undertake works: No
Tenant's Initial Works	Tenant to undertake works: No
Alterations	The Tenant shall not be permitted to make any alterations to the Wishing Well without Landlord's consent, such consent not to be unreasonably withheld or delayed.
Rates and Taxes	Tenant to pay all present and future rates, taxes and other impositions in respect of the Premises including National Non-Domestic Business Rates if applicable.
Outgoings	N/A – There are no services to the Premises.
Premises Insurance	Because the Premises is for land only, premises insurance is not required.
Indemnity & Public Liability Insurance	<p>The Tenant shall indemnify the Landlord against any loss or damage or liability suffered by the Landlord or any third party, howsoever arising from the granting of this Lease and the Tenant's activities.</p> <p>The Tenant shall take out and maintain throughout the Lease period public liability insurance for third party risks with a minimum indemnity limit of five million pounds (£5,000,000) for any one occurrence or series of occurrences arising out of any one event.</p> <p>The Tenant shall provide a copy of its public liability insurance to the Landlord before the commencement of this Lease and during the lease term at the request of the Landlord and to hold this insurance during the period of the Agreement: and an adequate policy of its employer's liability insurance before then commencement of this Agreement.</p> <p>It remains the responsibility of the Tenant in both cases having taken any necessary professional advice, to determine the appropriate level of insurance cover (subject to any minimums stated in this clause) having regards to the nature of its business and the perceived level of risk.</p>
Statutory Requirements	The Tenant shall comply with all legislation, regulations and guidance, Health & Safety requirements and guidance including any revised guidance

	at all times throughout the lease period and will indemnify the Landlord against any non-compliance.
Contamination	Tenant to be liable for contamination on the Premises which has occurred as a direct result of the Tenant's use or miss-use of the Premises and the removal of any such contamination at the end of the lease, however so determined .
Terms & Fees	Each party to be responsible for their own legal and surveyor's fees.
Formal Agreement	The Lease shall contain such other standard and usual terms and conditions as deemed necessary by the Landlord's solicitor and these heads of terms are not intended to form a legally binding agreement.

ACCEPTANCE

We/I have read and understood the Heads of Terms and confirm we/I agree to the said terms and wish to proceed with a lease on this basis.

We/I note the advice above about the existence of this Code and its supplemental guide with the recommendation to obtain professional advice.

Signed:

Print name:

Date