Clerk:June GurryTelephone:01803 207013E-mail address:governance.support@torbay.gov.ukDate:Thursday, 04 February 2021

Governance Support Town Hall Castle Circus Torquay TQ1 3DR

Dear Member

COUNCIL - THURSDAY, 4 FEBRUARY 2021

I am now able to enclose, for consideration at the Thursday, 4 February 2021 meeting of the Council, the following reports that were unavailable when the agenda was printed.

Agenda No Item

5. Members' Questions

Yours sincerely

June Gurry Clerk

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Meeting of the Council, Thursday, 4 February 2021

Questions Under Standing Order A12

A member may only submit three questions for consideration at each Council Meeting. Each member will present their first question in turn, when all the first questions have been dealt with the second and third questions may be asked in turn. The time for member's questions will be limited to a total of 30 minutes.

First Round

Question (1) by Councillor Chris Lewis to the Cabinet Member for Economic Regeneration, Tourism and Housing (Councillor Long)	On the 26th September 2019 a decision was taken by full Council to start the process of the Compulsory Purchase of Crossways in Paignton - the motion was Proposed by Cllr Long and Seconded by myself. Through the training that was available to all Members on CPO's it was stated that a CPO should take between twelve to eighteen months to complete. It is now fifteen months since the decision was made, can Cllr Long please provide the Council with an update and a time scale of when Crossways will be in the ownership of the Authority.
Councillor Long	A table has been provided detailing the various actions and associated timeframes. The dark shaded columns are completed actions. It should be noted that from the point of a decision being made there are a number of actions that need to happen before the timeframe given during the Member's training, can actually commence. These are primarily around the procurement of various legal consultants. In addition to this we are currently being advised that due to the pandemic there are delays in the system which is seeing any formal Inquiry, which might be required, being delayed from what was originally envisaged. That said excellent progress has been made to date and negotiations with the owner are still taking place to deliver the preferred outcome of a voluntary purchase. Local Ward Councillors are being updated on progress and the emerging timeframe. Members will recall that I shared the original timescales at the very beginning of this CPO process and I am pleased to say that more progress has been made with Crossways since September 2019 than over the previous 15 years. See Appendix for timeframe
Question (2) by Councillor Barbara Lewis to the Cabinet Member for Infrastructure, Environment and Culture (Councillor Morey)	At the last Council meeting I asked the Portfolio holder Councillor Morey when the lights on Paignton Seafront were going to be repaired. In his response, see below, he states that "work will be progressed over the next few weeks". Over two months later the good people of Paignton are still waiting for the lights to be returned to their former glory! Can the Portfolio holder please provide a revised timescale for the work to be carried out? Councillor Mike Morey - Council Meeting 3rd December 2020

	"As with all of our illuminations, the lights on Paignton Seafront have recently been inspected in line with regulations and safety standards that are aimed at protecting the general public. The next step is to re-string these illuminations with new wires where it is necessary. We will then work within the budget to undertake repairs to the lights and this work will be progressed over the coming weeks."
Councillor Morey	The works were ordered but the contractor has encountered issues with their capacity, due to staff sickness and workload. Since this work was ordered a new variant of Coronavirus has hit the UK and we remain in a third national lockdown. Although these delays have been unfortunate I can report that our contractor has this week completed the re-stringing of these illuminations with new wires. Also, the majority of these lights are now working and over the coming weeks we will focus on the blocks that are not illuminated. The final phase of the work will be to address individual lamps that are not working.
Question (3) by Councillor Atiya- Alla to the Cabinet Member for Children's Services (Councillor Law)	What is the demand for laptops or similar devices in Torbay for those without access to them in order to study from home? What shortfall is there?
Councillor Law	Schools and Colleges have utilised the digital device scheme launched by the Government. The scheme has brought forward many devices, firstly those provided directly to schools for distribution and secondly those that could be ordered through the local authority for vulnerable children. We have been fortunate to have received these devices and as a result over 1300 additional devices have been made available to children and young people. The schools have added these devices to some of their existing supplies to ensure that families have access to at least one device to be able to engage and study from home.
	The shortfall within households remains predominately where there are multiple children, this can result in children needing to share devices and can limit the ability to join in live teaching sessions. We have supported schools that had more demand than supply to link with local business and offers from the VCS groups to recondition and supply equipment. The demand issues remain predominately at primary level.
	Secondary schools report that young people have the necessary IT infrastructure to engage in home learning, this has been aided by a digital strategy within our schools regarding the provision of Chrome books.
	Since the first lockdown there has also been further IT information on how families can use technology such as Playstations and Nintendo to access platforms such as zoom and google classrooms. This has enable many children to engage further.

Question (4) by Councillor Pentney to the Children's Services (Councillor Law)	When do we expect our next letter from the Minister regarding Torbay's children's service regarding our progress out of special measures?	
Councillor Law	The Torbay appointed children's services commissioner, Nigel Richardson submitted his second report to the DfE and the Ministers. This was acknowledged by Minister Ford, Parliamentary Under-Secretary of State for Children and Families in a letter dated 25.1.2021. Within the letter Minister Ford commented on progress had been made in Torbay stating "I am really heartened by the report (of Nigel Richardson) and I thank you for all your hard work in delivering the continued improvements in Children's Services in Torbay since the first report by the Commissioner. The second report further presents a reassuring picture of Children's Services in Torbay highlighting the steps the Council has taken on its improvement journey. It is clear that the recruitment and retention of an experienced change leader in Nancy Meehan, the interim DCS, has continued to make a significant difference – as have other changes, such as, in the Commissioner's words, the "growing understanding and enthusiasm for the well-presented and articulated vision, strategy and plan across the partnership." The letter went on to say the Minister was also pleased to read in the Commissioner's report that there is an increased pace and enthusiasm on focusing and delivering on the priorities in the agreed improvement plan to put children and families at the heart of Torbay's wider regeneration strategy. His appraisal that Torbay does have the leadership capacity and capability to retain control of its children's social care services shows how much progress has been made ".	
Question (5) by Councillor Mandy Darling to the Cabinet Member for Adults and Public Health (Councillor Stockman)	What actions have been taken to establish the extent of under- reporting of domestic abuse in Torbay, and what measures are being undertaken to meet it?	
Councillor Stockman	A partnership group has been brought together to look at the issue of the under-reporting of domestic abuse in Torbay. The membership is made up of representatives from the following agencies: • Torbay Safer Communities • Devon and Cornwall Police • Children's Services • Torbay Education Safeguarding Service • Probation Services • Torbay Domestic Abuse Service • Torbay Commissioning Team • The Standing Tall Partnership (the community and voluntary sector) • Torbay Communications Team Page 4	

	 The group have collectively looked at the data, information an intelligence held by agencies across the partnership and looked at trends, gaps, links and possible hypothesis as a result. Due to the discussions a number of immediate actions to support opportunities to report and gain support were identified. These included, but were not limited to: Speaking to members of our community who we are aware have not reported incidents to the police to understand barriers and how we can overcome them. Ensuring communication around how to report and gain support is maximized and co-ordinated and creatively using existing channels. An example of this is providing information around support with Council Tax demands. As well as the immediate actions, actions were identified to assist in the better understanding of the profile in Torbay in light of the collated information at the meeting. The result of the work from these actions will be collated when the group meet again on the 4th February 2021 and a clear ongoing action plan will be developed from this, considering the response required during this period of lockdown and beyond. To maximize understanding and the impact of this work for our community a representative from Torbay Safeguarding Adults will contribute to this group and join the meetings moving forward.
Question (6) by Councillor Dudley to the Cabinet Member for Finance (Councillor Cowell)	Can you please advise what additional help Torbay Council may be developing to help those who may be facing personal debt or housing challenges during the economic crisis?
Councillor Cowell	A review of the Financial Hardship scheme has been undertaken to allow us to deliver a service that is more accessible. This will be implemented with our partners in the voluntary sector. It is providing short term support for households in financial crisis including identifying route causes and signposting to other agencies that may be able to support to provide longer term solutions. This will form part of the longer term infrastructure that will be required going forward. This will also involve a £300K investment as part of the budget proposal. Intervention projects are currently being implemented in partnership with DWP and will be expanded to include debt and homeless.
	Homelessness network being developed in partnership with voluntary sector to prevent homelessness.

	receip • Coun • Pause	ot of Council Tax Su cil Tax recovery pau ed Enforcement Act	ised from March – August 2020 on – March 2020 onwards
	 Actively promoting DHP funding to prevent evictions due to arrears and support ongoing tenancies (£625k). This will be fully utilised. Covid Cash recovery train the trainer package being delivered to assist voluntary sector in providing up to date debt advice in a changing C-19 environment. Additional staff in Housing Options to meet demand and new homeless network being established with Voluntary sector to prevent homelessness. 		
	• •	•	P focusing on youth hubs to address sues through mentoring and support
Question (7) by Councillor Dart to the Cabinet Member for Finance (Councillor Cowell)	Can you please advise how many of our young people leaving care benefited from a Council Tax reduced bill in the last 12 months?		
Councillor Cowell	As on 1 January 2021, there were 59 households receiving a Discretionary Reduction (care leaver) in the Torbay District – details below.		
	Band	Total Number	Total Amount
	A B C Totals	41 15 3 59	31,945.14 14,911.14 2,008.01 48,864.29
	Council Tax, individuals, v Council Tax in another Lo households Torbay Distr	up to the age of 25 who are not care lea reduction is applica ocal Authority area. receiving a Discretion ict. In addition we a	on will receive a 100% reduction in their . If they live in a household with other vers the reduction is pro rata. The ble if a young person is living in Torbay or As of 1 st January 2021, there were 59 onary Reduction (care experienced) in the re paying Council Tax for 21 care ng outside of the Torbay District.
		•	living outside Torbay and their Council ren's Services, see web link below,
			ocraticServices/documents/s74776/Discreti Council%20Tax%20Care%20Leavers%20

Question (8) by Councillor Howgate to the Leader of the Council (Councillor Steve Darling)	People engaged in the fishing industry locally have expressed concerns about the impact of the Brexit deal on their businesses. Will the Council communicate these concerns to the appropriate Government departments for fisheries, trade and business support? Would you agree with me that it is inaccurate to describe this problem as simply teething issues, and that even if one Cabinet member believes our fish are happier our fishing community is certainly far from satisfied?
Councillor Darling	Councillors and Council officers enjoy an ongoing dialogue with representatives from the fishing industry in Brixham and elsewhere in the Bay. We also have co-opted advisers from the fishing industry on the Council's Harbour Committee to ensure that we understand the needs and issues facing this sector. Co-ordinated lobbying of government officials and the local MP were happening prior to 31 st December and have been ongoing since. This lobbying has been happening and continues to happen at a local level via the MP, at a regional level via the LEP and at a national level via the British Ports Association. A joint letter from the Leader of the Council and the Managing Director of Brixham Trawler Agents has recently been sent to the Secretary of State for Environment, Food and Rural Affairs. This letter highlights the concerns expressed by the fishing industry and it also seeks support for the expansion of critical port infrastructure and access to the £100m fishing fund promised by government.
Question (9) by Councillor Long to the Devon County Council Investment and Pension Fund Committee Member (Councillor O'Dwyer)	Has the Devon Local government pension scheme ceased investing in tobacco?
Councillor O'Dwyer	Simple answer is no. We hold investments in most firms either directly or through diversified funds. We have approximately £4.4billion in assets held in the pension fund for the benefit of the employees and a proportion of that is in passive funds which track and mirror the various world indices on which many of these large companies sit, both here and abroad. Torbay and Devon are some of the best and most proactive organisations concerning ESG issues in the Igps sector, which concerns this and other assets such as oil/coal, environmental issues, military hardware and other considered sin assets.
	These issues do from part of our risk management, long term outlook and investing decisions but do not inhibit or prohibit us from investing.
	https://devoncc.sharepoint.com/:b:/s/PublicDocs/Corporate/EWu1WH9Nk RJLuVICHVUWddABCvEVBw2xrUEdwc-6jwPoXw?e=Ys0vfW
	https://www.brunelpensionpartnership.org/responsible-investment/

Question (10) by Councillor Foster to the Cabinet Member for Infrastructure, Environment and Culture (Councillor Morey)	I am disappointed that Babbacombe Downs will not be part of a trial for 'dual'' waste bins to encourage more recycling in Torbay. There is a projected underspend in Torbay's Council Budget for this financial year, can I ask ClIr Morey to reconsider and spend some of this underspend on providing 'Dual' waste bins on our sea fronts including Babbacombe Downs to improve recycling rates for Torbay?
Councillor Morey	As has been previously discussed at Council meetings the total waste collected from litter bins in 2019/20 was 966 tonnes, compared with 35,896 tonnes of household waste. Litter bins therefore only represent about 2.7 % of the total waste collected. If 50% of that which is collected in litter bins could be recycled we would only be able to increase the recycling rate by just under 1%. However, I do accept that by giving the public a choice to recycle when they are out and about, will hopefully help them to recycle more when they are at home, which is where the real gains can be made.
	I have asked SWISCo to look at possible trial areas in Torbay with dual recycling bins and I will ensure that Babbacombe Downs will be one of those areas under consideration. These bins will monitored to see actually how much recycling is collected and what levels of contamination are seen in these bins.
	A recent government report commissioned by WRAP, states that many local authorities would like to introduce schemes, and some are planning trials, but it can be difficult to make the business case. For example, multi- compartment bins, where recycling is collected alongside waste for disposal in the same bin unit, require more than one emptying which is likely to increase costs. The financial value of the recyclate collected is sometimes problematic, too. Contamination of the contents of Recycling on the go (RotG) bins can be a problem; the Valpak study found that 50% of the contents of RotG bins was non-target materials, including food waste, bagged dog waste, and plastic film such as sweet wrappers and crisp packets." This added to the extra cost of collection makes it very hard to justify this type of litter collection method, when the benefits are so minimal. Also when presented to recycling companies this waste will simply be rejected if the contamination levels are too great, so you could make all of the extra effort to collect it, for it only to be incinerated anyway.
	set out above, they can play a part in the culture change of improving recycling within the community and this is why we are keen to undertake these trials.

Second Round

Question (11) by Councillor Chris Lewis to the Cabinet Member for Infrastructure, Economic Regeneration, Tourism and Housing (Councillor Long)	The deadline for Tenders for the Toilet Block on Preston North Seafront closed some months ago. Can the Portfolio Holder please provide the Council with an update and agree to keep the local Ward Councillors informed at every stage?	
Councillor Long	Following the marketing exercise the bids received were shortlisted. The scoring matrix to assess each shortlisted submission was agreed between officers and Cabinet Members in December 2020. Over the last month, TDA have been contacting each shortlisted candidate (4 per site) to obtain further information on their submission, so that the scoring matrix can be populated with more detail. Each candidate has now had the opportunity to provide the further information required, and officers have now scored the tenders and the results shared with Cabinet Members. It is then proposed that meetings will be set up with the highest scoring candidate for each site with officers, Ward ClIrs and Portfolio Holder to discuss the proposal and give chance to clarify any outstanding points. A timeline could then be agreed at that meeting for progressing each site which would include a formal decision at a future Cabinet meeting and undertaking discussions with the Community	
Question (12) by Councillor Atiya- Alla to the Cabinet Member for Children's Services (Councillor Law)	What challenges do pupils having to study at home face if they are unable to connect digitally?	
Councillor Law	Schools have worked hard to ensure that the majority of families are able to connect digitally. If children are not able to access the learning that is provided by this mechanism, schools have created work packs, resource packs and under the criteria for attendance have also identified these children as priority for attendance. Schools are working hard to ensure that children are not missing out on the opportunities being provided, however where they are aware there is a disadvantage they are trying to	
	use alternative mechanisms.	

Question (13) by Councillor Pentney to the Cabinet Member for Children's Services (Councillor Law)	In my view, it is shambolic that the secretary of state did not have a clear plan B ready to trigger when he decided to cancel GCSEs and A Levels. What response did Torbay give to the recent consultation on this matter?
Councillor Law	Torbay provided a full response to the 60 questions asked about the delivery of the exams for 2021. The Authority welcomed the consultation and used the opportunity to champion provision for ensuring that young people not typically educated within schools and colleges will be able to receive a grade. The local authority made representation that the exam methodology applied should take into consideration disruption to learning and be established in a way that would enable a greater consistency of approach. The local authority recognises the importance of the exam papers by the examining boards but would not wish for this to be used at the exclusion of additional information and performance information held by the school/college. Schools must be able to use all information and intelligence to be able to award assessments. The Local Authority recognises the importance of both internal and external quality assurance processes being proposed. These processes need to be robust but not add burden to teachers that are trying to assess and award grades. Training should be offered by the exam boards to all schools to provide greater consistency on this matter.
	The right to appeal grades and the provision of evidence to support judgements is important to ensure equality and transparency. The mechanism used for this will need careful consideration to ensure that schools, pupils and parents can feel confident in the approach. The proposal to use external moderation and exam board moderation will need to be planned to ensure that all appeals can be dealt with in a timely way to ensure that young people do not miss out on next steps.
	The approach of assessments against current achievements rather than predicted achievements is different from last year and will need to be well understood by young people, parents and onward education providers and employers. The grades award this year will not be comparator grades for the future and there is a risk of longer term disadvantage if this is not fully understood.
Question (14) by Councillor Mandy Darling to the Cabinet Member for Adults and Public Health (Councillor Stockman)	I was delighted to hear about "Ask for ANI" that was launched to assist those suffering from domestic abuse who ask for help by using the "Ask for ANI" code word at participating chemists. Can you please advise how many pharmacies participate in this new initiative in Torbay?

6 pharmacies are participating in Torbay.
3 in Torquay
2 in Paignton
1 in Brixham
Torbay Safer Communities are currently in conversations with the Devon Clinical Commissioning Group about how we support the pharmacies with information and training to support the initiative.
A number of residents in the Willows have contacted me suggesting that a bridge across the Riviera way to Browns Bridge would help when the new Edginswell rail station opens. Can you please advise how the case for such a development could be progressed?
The question is interesting because it presupposes that it should be progressed. However, pedestrian footbridges versus signalised crossings have been the subject of many research papers and overwhelmingly the outcome is a preference for street level crossing facilities. Some of the research has shown people willing to walk for longer to cross at street level.
Last year the Brown's Bridge junction had upgrades to its signals and the crossing facilities. This has many benefits and one is to enable pedestrians and cyclists to cross the road safely.
We may still need to improve the crossing of Brown's Bridge itself and this will be in our plans when funding becomes available and it can be prioritized.
A footbridge also presents several issues. The size of the structure would be significant as it would need to have (for DDA compliance) circa 100m ramps on either side plus the 30m span to cross the road. There is limited space on the willows side of Riviera Way and little or no space on the railway side to accommodate such a structure. A footbridge also brings with it concerns with health and safety that would need to be mitigated against.
The designs for Edginswell Station envisaged an upgraded junction and not a footbridge.
What is the cumulative impact of Government cuts to Torbay Council's budget since 2009?

Councillor Cowell	To achieve a balanced budget since 2011/12 to 2020/21 from both funding reductions and from demand and cost increases the cumulative impact of the required expenditure reductions and increased income was £0.5 billion.
Question (18) by Councillor Howgate to the Cabinet Member for Finance (Councillor Cowell)	Has an assessment been made of the number of eligible businesses for Government support administered through the Council that have not applied for assistance during the international pandemic?
Councillor Cowell	The total amount paid under the (first) national Business Grant scheme criteria was £37m. All businesses that the Council considered to be eligible under the Business Grant scheme who hadn't submitted an application were contacted via a multitude of methods including phone calls, post and email. In addition the Council fully allocated its 5% discretionary Business Grant allocation of £1.8m.
	For the November onwards restrictions the Council made contact with all past recipients and with all businesses registered with the Council, such as those required to have a License to operate. This has resulted in contact with over 6,500 local businesses.
	Communications have also been shared with local business networks such as the ERBID, Local chambers & the Business Forums.

Third Round

Question (19) by Councillor Atiya- Alla to the Cabinet Member for Infrastructure, Environment and Culture (Councillor Morey)	I understand that the MHCLG wrote a letter (30 December) to Local Planning Authorities regarding making amendments to the Town and Country Planning Order 2015. The amendment to the GPDO has the effect of introducing an additional matter for prior approval to two permitted development rights which allow extra storeys to be added to existing buildings without the need for any further planning permission. This came into force 30 December. What powers does Torbay have to resist additional storeys where consensus locally is that they should not be added?
Councillor Morey	This amendment to the Order, initially caused some grave concerns about inappropriate upward extensions of homes, but there are a considerable number of limitations as to where such additional storeys can be added to dwellings without the need for planning permission. It will not be permitted on homes built prior to July 1948, or after 2018 and those within Conservation Areas, Areas of Outstanding Natural Beauty, SSSI's or on Listed Buildings.
	On buildings that do meet the criteria for this new form of permitted development, only one storey can be added to an existing single storey dwelling and also to a semi-detached, or terraced property and their roof design and materials need to mirror the existing. It is only on detached two-storey dwellings that an additional two-storeys can be added. Whilst

	overlooking and overshadowing are issues the Local Planning Authority can consider as part of the consideration of the Prior Approval submission, this process is intended to be encouraging and permissive of new residential units, it is not down to whether there is local opposition to such proposals. The planning team are closely monitoring any such proposals and will keep members informed on a 6 monthly basis the extent and variety of submissions for such Prior Approvals.
Question (20) by Councillor Pentney to the Cabinet Member for Adults and Public Health (Councillor Stockman)	Can you please update the Council on the activities undertaken by the recently appointed COVID wardens in Torbay?
Councillor Stockman	The Covid Compliance Officer form part of a larger team with existing senior officers in Community Safety. They are following up complaints and request for advice. Making visits to premises that aren't complying to give advice or/and collect evidence. They do a certain amount of 'patrolling' speaking to businesses. They are also working with the Public Health Team to deliver letters from the Director of Public Health and speak to the larger supermarkets. They are also delivering contact cards (through letterboxes) to those positive cases who the PH Team cannot get hold of them by phone.
Question (21) by Councillor Mandy Darling to the Cabinet Member for Adults and Public Health (Councillor Stockman)	Can you please advise me when the COVID 19 vaccinations of front- line social care workers will be complete in Torbay?
Councillor Stockman	The programme for the first vaccinations of older person's care home residents and staff is now complete, except for those individuals who could not have the vaccination due to illness or absence (or in the case of a few staff refused the offer of the vaccine). These people will be offered the vaccination again. The second vaccination will be delivered as soon as possible, according to national guidance. In addition to the older person's care homes, all staff and residents in our remaining homes that support clients with a learning disability, physical disability or mental health condition, should be vaccinated by the end of this week. The vaccination of all other front line social care workers is now underway, via TSDFT. The deadline for this is mid-February and we hope to meet this deadline in Torbay, though this is a challenging target given the wider nature of this cohort.

Question (22) by Councillor Dudley to the Cabinet Member for Infrastructure, Environment and Culture (Councillor Morey)	Can you please advise me of the timeline for the development of the new Edginswell rail station?
Councillor Morey	The current programme envisages an opening of the station in Spring 2024, with works on site perhaps beginning in Autumn 2022.
Question (23) by Councillor Howgate to the Leader of the Council (Councillor Steve Darling)	I understand the Government has emerging legislation around gypsies and travellers. Can you advise me how this is likely to impact on Torbay?
Councillor Darling	The proposed new Laws are centred around greater powers to prosecute travellers who set up illegal encampments and the Police will be able to arrest anyone suspected of 'illegal trespass' and seize their vehicles if they refuse to move on. It will apply to private land and public spaces, such as village greens and school playing fields. The Laws have been viewed by the travelling community as hostile anti-traveller.
	At present there has been a public consultation upon these proposals that took place last year but no indication of progression since. Without being able to review any detail it is not possible to fully consider the potential impact in Torbay. Should proposals progress to criminalise trespass it would appear to give Police more responsibility in this space which will impact on both their resources and the Council's to converse degrees. As and when further information becomes available we will happily consider in full and provide Cabinet with an assessment of impact.
	However, there still remains the need for the Council to provide a Temporary Stopping Site for the Travelling community and the work of the Gypsy & Traveller Group in conjunction with the Devon County Liaison Officer is close to progressing a preferred site for such purpose.

TORBAY BOROUGH COUNCIL – OUTLINE TIMELINE FOR CPO PROCESS (as at 13/01/2021)

CROSSWAYS,	PAIGNTON

Date by which Action Required is anticipated	September 2019	Dec 2019/ Jan 2020	May 2020	August 2020	October 2020	Jan/Feb 2021	March 2021	July/August 2021	Oct/Nov 2021	Nov 2021	Feb 2022
	Full Council resolution passed to make CPO	Undertake title searches Prepare draft documents including CPO, schedule of interests and Statement of Reasons Appoint land referencing agents.	Serve requisitions for information (RFIs)	Serve CPO, Plan and Statement of Reasons Put up site notices and publish newspaper notifications.	Statutory period for objections expires	Planning Inspectorate will issue Relevant Date letter	Statement of Case to be lodged	Public Inquiry held	Decision letter issued by Secretary of State	CPO confirmed	Land vests in TBC/possession taken
Guidance/Notes Page 15		Negotiations to acquire land by agreement to be run in parallel. Obtain up to date valuation of interests		be served on parties with qualifying interest (owners, lessees, tenants	and PINS and have been sent a copy of any objections (we have received two – from Royal Mail and Gaelic).	of objection, a Public Inquiry may be ordered. It is unknown whether an Inquiry will be required but, because there are outstanding objections, it is assumed one will be held. An Inquiry date will be set following the Relevant Date letter. At the moment, Inquiries are being listed within around	the Council's report and confirm full particulars of its case including addressing all of the grounds of objection. All documents we will be relying upon will need to be identified and available at this stage. This will include evidence of previous	This assumes an inquiry will be fixed within 6 months of the Relevant Date letter. Proofs of evidence will need to be ready and served 3 weeks prior to this date.	Three months has been assumed but this timescale can vary.	brings the CPO into effect. There is a 6 week statutory challenge period which should be noted. Steps can at this point be taken to implement the CPO and start the	If TBC have not already secured the land by agreement then it takes 3 months to draw down the land following implementation of the acquisition/ possession process (i.e. by General Vesting Declaration or Notice to Treat/Notice to Enter). Compensation then becomes payable if not already agreed.

