

Meeting of the Council, Tuesday, 7 March 2023

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

<p>Question (1) from Councillor Johns to the Cabinet Member for Infrastructure, Environment and Culture (Councillor Morey)</p>	<p>With regards to the three consultations undertaken with the traders and the public last year on the pedestrianisation of Torbay Road what channels did the council use to raise the profile of the consultations with the public so they could have their say?</p>
<p>Councillor Morey</p>	<p>Public consultation ran between 7 and 27 February 2022. The following awareness activity took place during this period.</p> <p>Face-to-face</p> <ul style="list-style-type: none"> ▪ Events held in Paignton Library, Geoplay Park and at Paignton Chamber of Commerce meeting. The events in Paignton Library and Geoplay Park were publicised through social media. ▪ As part of Paignton Library event, team members went out into Torbay Road to talk to shoppers and got them to complete a paper copy of the questionnaire. <p>Email</p> <ul style="list-style-type: none"> ▪ One Torbay resident's newsletter on 11 and 25 February, approx. 9,000 subscribers. ▪ Update to key partners and education providers on 14 February asking them to share information through their own channels. ▪ Staff News on 10 and 24 February, approx. 1,000 staff. ▪ Members' update on 8 February <p>Media / online</p> <ul style="list-style-type: none"> ▪ Dedicated page on council's website, which had 1,034 page views. ▪ Press release issued on 7 February was run by Herald Express (front page), Devon Live (online), Torbay Weekly (print and online), PJA news (online), Planet Radio / Greatest Hits Radio (online). Devon Live also posted on their own social media account about the consultation. <p>Print</p> <ul style="list-style-type: none"> ▪ A4 and A5 flyers distributed to Torbay Road / nearby businesses. ▪ Flyers left in Paignton Library. ▪ Supplies left at Paignton Chamber of Commerce meeting for attendees to take and distribute through their own networks. ▪ Leaders' column feature in Herald Express and Torbay Weekly. ▪ Paper questionnaires left in Paignton Library <p>Social media</p> <ul style="list-style-type: none"> ▪ Facebook organic reach 10,625, Twitter organic reach 94,181, LinkedIn organic reach 1,162. Total of 304 clicks on link to consultation webpage. Link to consultation was shared 47 times. Torbay Council has approx. 10,000 followers on its Facebook page.

	<ul style="list-style-type: none"> ▪ Target social media posts ran between 14 and 25 February. Aimed at 16-54 years living in the Paignton area. Generated 325 clicks to the consultation webpage. <p>At the end of our formal consultation period, the Paignton Town Centre Community Partnership ran their own consultation event. Their consultation voted in favour of full pedestrianisation.</p> <p>Consultation with businesses</p> <p>Posted letters.</p> <ul style="list-style-type: none"> ▪ May 2022 – Preparing for a trial of full pedestrianisation of Torbay Road. Included a link to a webpage which had a comprehensive guide on how businesses should start preparing. ▪ 21 June 2022 – Come and talk to us about the Torbay Road pedestrianisation. Invitation to drop-in session on Tuesday 28 June. ▪ 14 October 2022 – Update on implementation of Torbay Road pedestrianisation scheme. <p>Face-to-face</p> <ul style="list-style-type: none"> ▪ 28 June 2022 – Paignton Library drop-in session for businesses. Invited via a posted letter with support from Chair of Torbay Road Traders Association. ▪ 16 November 2022 – Traders meeting at the Paignton Club. Invited via Chair of Torbay Road Traders Association. <p>Direct / email</p> <ul style="list-style-type: none"> ▪ Follow up note to traders after 16 November meeting via Chair of Torbay Road Traders Association. ▪ Invitation to complete survey. Details circulated via Chair of Torbay Road Traders Association and via a Traders Facebook group. <p>Other</p> <ul style="list-style-type: none"> ▪ Paignton Projects newsletter launched in August 2022. Continued promotion through social media to encourage sign-ups. Currently has 2,462 subscribers. Newsletter is issued monthly. ▪ Your Say Torbay webpage which set out details of the project and allowed visitors to the page to leave comments and take part in a poll. ▪ Awareness of Paignton Projects newsletter and Your Say Torbay webpage was displayed on an A-Frame trailer that was in place at Station Square between Oct 22 and Jan 23. ▪ Press releases on milestones / key updates. All press releases are complemented by a social media post on the council’s corporate channels (Facebook, Twitter, LinkedIn).
<p>Question (2) from Councillor Bye to the Cabinet Member for Infrastructure, Environment and Culture (Councillor Morey)</p>	<p>Why was there an extensive consultation regarding the closure of Brixham Road if there is no alternative to closing the road to allow development to take place, why wasn’t the decision to close the road made in public by the Cabinet when it could have been incorporated into the December Cabinet meeting and who, exactly, made the decision to close Brixham Road?</p>
<p>Councillor Morey</p>	<p>The engagement activity we undertook in November 2022 was expressly undertaken in order to gather evidence in respect of the envisaged impact of the proposed works. It was important to gather this evidence for two reasons, firstly so that we could provide detailed impact information to</p>

	<p>Counsel who was providing us with specialist legal advice, and secondly so that we could use it in our discussions with the developer, in order to minimise as far as possible, the extent of the impact, and resulted in changes to the works programme. In addition, the Council has received other representations including from Anthony Mangnall MP, Brixham Town Council, Brixham Chamber of Commerce and Brixham Trawler Agents Ltd as well as a petition.</p> <p>The decision was taken in accordance with the Officer Scheme of Delegation by the Divisional Director of Economy, Environment and Infrastructure on 20 December 2022 following consultation with the Leader of the Council, Deputy Leader of the Council and Cabinet Member for Infrastructure, Environment and Culture.</p>
<p>Question (3) from Councillor David Thomas to the Cabinet Member for Economic Regeneration, Housing and Tourism (Councillor Long)</p>	<p>Can the Cabinet Member for Economic Regeneration, Housing and Tourism please confirm the current position regarding the preferred bidder at Living Coasts?</p>
<p>Councillor Long</p>	<p>The Wild Planet Trust have a long lease on the site and their previously identified preferred bidder has withdrawn their interest following a change of direction within their business. The Trust is currently considering it's options and is in close liaison with the Council. Both organisations are keen to minimise the amount of time the site is underutilised. Any expressions of interest received directly by the Council are being highlighted to the Wild Planet Trust.</p>
<p>Question (4) from Councillor Foster to the Cabinet Member for Infrastructure, Environment and Culture (Councillor Morey)</p>	<p>Following my question to Council in December 2022, would the Cabinet Member for Infrastructure, Environment and Culture give me an update of the spending of the Extra £600,000 (£570,000 plus £30,000) that was added to Torbay Council Highways budget for 2022 – 2023 since his answer in December?</p>
<p>Councillor Morey</p>	<p>To date, £320,000 has been spent and committed, plus £30,000 for the road safety campaign, the remainder will be taken forward in 2023/24. Examples of the activities undertaken are set out below:</p> <ul style="list-style-type: none"> • Road Safety Campaign – Implemented by Communications and Engagement Team - £30,000 • Additional footway reconstruction works £100,000 • Additional Carriageway Surface Dressing works £130,000 • Advertisements for Barton 20mph Scheme £2,214 • Advertisements for parking restrictions for Fore Street Barton £800 • Measures to Improve Weed control on the highway £20,000 <p>The following items are also committed for expenditure</p> <ul style="list-style-type: none"> • Installation of new Weather Monitoring Station on the A380 £30,000 • Signage and Markings for Fore Street Barton 20mph scheme £16,000 • Adverts for Ilsham Marine Drive Overnight Parking restriction £1,000 • Signage and Markings for Ilsham Marine Drive scheme £5,000

	<ul style="list-style-type: none"> • Consultancy costs for Queensway and Fisher Street 20mph schemes £15,000 			
<p>Question (5) from Councillor O'Dwyer to the Cabinet Member for Finance (Councillor Cowell)</p>	<p>Please provide the total spend on Council and Wholly Owned Company employees earning £50,000 up to £100,000 and employees earning £100,000 and above:</p>			
	2021/22	2022/2023	Projected 2023/24	
<p>Council Employees £50,000 - £100,000</p>				
<p>Wholly Owned Company Employees £50,000 - £100,000</p>				
<p>Council Employees £100,000 and above</p>				
<p>Wholly Owned Company Employees £100,000 and above</p>				
<p>Councillor Cowell</p>		2021/22	2022/2023	Projected 2023/24
<p>Council Employees (including schools) £50,000 - £100,000</p>	£5.4M	Annual Accounts not finalised but grade costs will have increased by 6% for pay award. Figures will be available when accounts published.	Estimate would be 22/23 costs inflated by an estimate of 4% for pay award.	
<p>Wholly Owned Company Employees £50,000 - £100,000</p>	<p>SWISCO £369881.72</p>	<p>SWISCO £522907.22</p>	<p>SWISCO £481375.9</p> <p>Excluding any pay increase for 23/24, which may be inflated</p>	

		TDA £545,824.90	TDA £490,897.48	by 4% for pay award. TDA £676,779.59 Includes estimate of pay award for 23/24
	Council Employees £100,000 and above	£1.1M	Annual Accounts not finalised but grade costs will have increased by 6% for pay award. Figures will be available when accounts published.	Estimate would be 22/23 costs inflated by an estimate of 4% for pay award.
	Wholly Owned Company Employees £100,000 and above	TDA £330,793.59	TDA £203,345.37	TDA £176,574.35
Question (6) from Councillor Jackie Thomas to the Cabinet Member Infrastructure, Environment and Culture (Councillor Morey)	Could the Cabinet Member for Infrastructure, Environment and Culture please inform me, how much the Council spent thus far on the Torbay Road pedestrianisation scheme. Please include officer time, consultation, road signage/markings, street furniture, barriers, etc.			
Councillor Morey	The costs to implement the first trial closure and pedestrianisation of Torbay Road was £66,708 which includes SWISCO and Officer fees, traffic management costs, TROs, advertising and the physical costs including supply chain; lining, kerb lining, signage (removing conflicting signage and new signage), wider signage for example on the Esplanade, traffic separators; bus stop alignment, planters and planting. Following the first trial, Torbay Council made revisions to the scheme to implement a partial pedestrianised option and the total to make such modifications were £9,682. Costs were primarily limited to SWISCO management time to make the necessary changes around lining and signage (all the existing materials and street furniture either stayed in-situ or were relocated/re-used in the scheme). The costs quoted do not allow for design and professional fees for designing the spatial arrangements, access and movement plans and whilst these form part of the wider design costs for developing a permanent scheme the costs directly attributed to both the trial pedestrianised schemes are £14,000 and £3,000 respectively.			
Question (7) from Councillor Pentney to the Leader of the Council (Councillor Steve Darling)	It is great news that Torbay Council have been shortlisted by the Local Government Chronicle for Most Improved Council of the Year. How can Torbay become stronger, fairer and safer by building on these foundations?			

<p>Councillor Steve Darling</p>	<p>It is indeed great news that the progress we are making as a Council is being recognised on the national stage.</p> <p>In 2015 a Local Government Association Corporate Peer Review highlighted the extent of our challenges, including financial viability, core leadership and governance issues, as well as ‘deep rooted and long standing’ challenges in Children’s Services.</p> <p>We have come a long way since then, putting in place solid foundations to improve services in order to achieve long term and sustainable success. It was essential that our first priority to collectively focus upon was Children’s Services, and our success in that respect is well known with the Council being recognised as Good. It was also essential that we focussed upon stabilising our financial position, which again we have achieved.</p> <p>The solid foundations across all services are starting to pay dividends, with a focus on performance and risk, creating a culture of openness and honesty about where we are and what we need to do at every level to drive change through improved service planning.</p> <p>Our focus is now building upon the solid foundations, ensuring that services across the Council are the best that they can be.</p>
<p>Question (8) from Councillor Dudley to the Cabinet Member for Infrastructure, Environment and Culture (Councillor Morey)</p>	<p>Section 215 under the Town and Country Planning Act gives councils the power to take steps requiring land to be cleaned up when its condition adversely affects the amenity of the area. What activity has occurred in recent weeks to use such powers?</p>
<p>Councillor Morey</p>	<p>A number of sites within Torbay have been identified which we think have an adverse effect on the amenity of the area and since mid-January we have focussed our resource into trying to secure improvements on these sites.</p> <p>The powers within Section 215 are very useful in many cases, but they cannot be used to facilitate development which is usually what is required. The common trend seems to be prominent sites that have an extant permission which has yet to be implemented, or that a planning application is about to be submitted. Unfortunately, this does not solve the short-term problem of the appearance of a site and there is little appetite of some developers to spend money securing improvements in the intervening period.</p> <p>However, the Council has been able to secure improvements to one site recently and work is on-going there, and we are in dialogue with other developers trying to get them to do the works. In the last few weeks, we have issued Requisition for Information Notices on two sites so as to identify those having an interest in the land, with a view to issuing Notices compelling them to carry out certain works. There is a right of appeal against those Notices. One other site was inspected, and it was found there was actually little that could be done to improve the site – it just needed to be developed, with an extant planning permission already in place. Another site is a unique set of very complex situations involving the</p>

	<p>Liquidator and many leaseholders, but which hopefully is coming to some form of conclusion soon.</p> <p>There are also numerous smaller domestic untidy land issues amongst officers' normal caseloads which are progressing.</p>
<p>Question (9) from Councillor Atiya-Alla to the Cabinet Member for Equality & Diversity and Corporate and Community Services (Councillor Carter)</p>	<p>The Conservative Government are introducing the need for photographic voter ID at the next set of local elections. How is Torbay Council seeking to alert the public to this significant change in the ability of residents being able to have their democratic say?</p>
<p>Councillor Carter</p>	<p>We have implemented a wide-reaching communication and engagement plan, which compliments the national campaign launched by the Electoral Commission. Alongside messaging on our web pages, social media, One Torbay emails and press releases, we have engaged directly with local community groups and Learning Disability Ambassadors. We have also included accessible information on our website for people with disabilities. Information will also be included with Council Tax Bills which will be posted to all households in March 2023. The Electoral Commission are running a national public awareness campaign, a part of which includes advertisements in town centres. When we looked at the areas within Torbay that they were doing this, this included Torquay and Paignton town centres, and therefore in order to ensure parity the council is funding a bus stop advert in Brixham to ensure all three towns are covered.</p>
<p>Question (10) from Councillor Douglas-Dunbar to the Cabinet Member for Equality & Diversity and Corporate and Community Services (Councillor Carter)</p>	<p>Nearby residents regularly raise concerns with local ward councillors about the management of Paignton Cemetery. How can we as a local authority facilitate a meaningful dialogue between Westerleigh who manage this green space and local residents?</p>
<p>Councillor Carter</p>	<p>They are unaware of any serious concerns regarding their maintenance of Paignton cemetery, and they are on schedule with regard to issues such as grass cutting and general maintenance. However it is known that the small chapel on site has been subject to vandalism and Anti-Social Behaviour. Westerleigh Group have been in communication with the Council on this matter and options and costings are being presented.</p> <p>We have spoken with the cemetery manager from the Westerleigh Group who are more than happy to meet with elected members or residents to discuss any concerns they may have. This can be facilitated by the Community Safety Department if required.</p>

Second Round

<p>Question (11) from Councillor Johns to the Cabinet Member</p>	<p>What assistance is Torbay Council providing for a swift and safe discharge of people who have been in hospital and need extra care, such as a care home?</p>
---	--

for Adults and Public Health (Councillor Stockman)	
Councillor Stockman	<p>We support the Pathway 1 Discharge to Assess (D2A) flow which supports people to be discharged from the hospital to home with a support package. Referrals are supported holistically through Health and Social Care Co-ordinators (HSCCs) with therapists to prioritise the need for an “on the day therapy home discharge visit” or a “following day discharge visit”. We ensure a therapist feedback loop is in place with our HSCC’s so that any support package changes can be made promptly. Ensuring the right team work with client is essential and where appropriate the Intermediate Care Team or Short-Term Triage Team (STTT) will receive referrals and the HSCC Team will undertake smaller care support package reviews.</p> <p>Clients going into bed based care will be supported by STTT and reviewed within a 4-week window to maintain flow within our care home beds and short-term service staff, in house or externally provided.</p> <p>The Arranging Support Team (AST) have a healthy relationship with all of the providers across the Bay who are procured by the Trust to provide services on its behalf. Using the National Capacity Tracker and our own live capacity logs the team are able to access the most up to date information with regards to availability for emergency domiciliary care to prevent hospital admission and support hospital discharge, and care home vacancies. We work closely with providers to source the appropriate care, following the correct pathway, to meet individuals needs to ensure a safe and swift discharge from hospital into the community. We work with our social care colleagues to ensure the correct information is available at the earliest opportunity to enable providers to assess if they are able to meet the needs of the person. The team attend a daily Sitrep meeting to discuss all the referrals of people requiring discharge, discuss any complex issues and clarify the shared information between teams is accurate.</p>
Question (12) from Councillor Bye to the Cabinet Member for Economic Regeneration, Housing and Tourism (Councillor Long)	<p>Torbay Council notes our failed bid for Levelling Up Funding. 100 plus projects were however successful in obtaining in excess of £2.1 Billion Levelling Up Funding in total.</p> <p>Levelling Up Funds were available according to the relevant government website under three separate headings or themes; Developing Better Transport Links; Revitalising Towns and Cities specifically "regeneration in town centres (to) unlock thousands of new homes"; and Restoring Local Heritage.</p> <p>Again, from the government website "The Levelling Up Fund is designed to invest in infrastructure that improves everyday life across the UK. The fund will support town centre and high street regeneration, local transport projects, and cultural and heritage assets." All successful bids have been clearly listed under one of these three "themes" or headings.</p> <p>Could the Cabinet Member for Economic Regeneration, Housing and Tourism please advise which of these three headings or themes the Torbay "fish & chips" bid for funding for the Brixham Fish Quay and Photonics business centre at Long Road came under?</p>
Councillor Long	<p>Torbay’s bid was aligned to the regeneration and town centre investment theme. The feedback that has been received from government indicates that in their appraisal of Torbay’s application officials fully recognised that</p>

	<p>the case for investment demonstrated a clear rationale for why the proposed interventions would address the challenges identified and why Government support was needed. It was also clear that the component project elements were aligned and that the projects sit well within Government, national, regional and local priorities.</p> <p>The failure of the bid is extremely disappointing even with the recognition that some 80% of all applications submitted to the fund were rejected. These projects are essential to building Torbay's economy and complementing the town centre regeneration programme. We will continue to work with government to understand what we can do to deepen their understanding of Torbay's needs and their confidence in us and I have asked that officers bring forward urgently a way forward for each of these projects.</p> <p>Whilst we will continue to seek opportunities through the Levelling Up Fund, we must recognise that across the country a number of projects funded by government allocated schemes are now under threat because of the soaring costs – which have also meant councils taking on additional risk, with The Guardian reporting that £576m has been lost from different levelling up funds because of inflation (https://www.theguardian.com/politics/2023/jan/24/councils-freeze-levelling-up-projects-as-soaring-costs-exceed-grants).</p> <p>In many cases, projects are going ahead but with increased funding from local councils due to the shortfall in Levelling Up Funding.</p>
<p>Question (13) from Councillor David Thomas to the Cabinet Member for Economic Regeneration, Housing and Tourism (Councillor Long)</p>	<p>Having given previous assurances can the Cabinet Member for Economic Regeneration, Housing and Tourism please confirm the start date for the Strand Regeneration project, together with the current situation at Debenhams - is it time for a rethink given the current plans for Debenhams are simply not viable?</p>
<p>Councillor Long</p>	<p>The Harbour Public Realm project saw tender documents issued 16 December and tender returns received 23 February. These returns will confirm forecast stage 1 costs and market interest for delivering the project. It is proposed to appoint a preferred bidder in March, move to contract in April and begin delivery on site in May assuming that the tender returns are in line with the budgeted cost.</p> <p>In respect of Debenhams the Council has carried out some soft market testing with contractors to review prices. There is a viability gap, recognising that the site is an important and visible site in Torquay's harbour area and an important part of the Town Deal the Council is reviewing options including the potential for additional grant to the scheme from other Government programmes.</p>

<p>Question (14) from Councillor O'Dwyer to the Cabinet Member for Equality & Diversity and Corporate and Community Services (Councillor Carter)</p>	<p>Looking at the Council and its wholly owned subsidiary companies please could you provide the gender pay gap and gender employment statistics for all of those businesses.</p>
<p>Councillor Carter</p>	<p>Torbay Council will publish its Gender Pay Gap report by 31 March 2023. Last year's report is available on the Council's website (https://www.torbay.gov.uk/council/information-and-data/transparency-and-data/annual-pay-policy-statement/)</p> <p>With regards to the Council's wholly owned companies SWISCO and TDA, SWISCO has not previously published a Gender Pay Gap report, however, as it meets the criteria, of 250 plus employees, SWISCO will be publishing a Gender Pay Gap report by 31 March 2023.</p> <p>The TDA does not meet the requirement to publish a Gender Pay Gap report, as it has less than 250 employees. The guidance for employers with regards to gender pay gap reporting is available on the government website (https://www.gov.uk/government/publications/gender-pay-gap-reporting-guidance-for-employers)</p>
<p>Question (15) from Councillor Pentney to the Cabinet Member for Economic Regeneration, Housing and Tourism (Councillor Long)</p>	<p>Many residents were pleased to see works commence at Lymington Coach Station to regenerate the coach station offer and develop new employment opportunities at this site. The local community is now concerned that activity has ceased. What assurances can be given that works will recommence for this regeneration please?</p>
<p>Councillor Long</p>	<p>Following a successful procurement exercise and approval from the Capital Contingency Working Party a contractor has been appointed to deliver the Lymington Road scheme. This will see an active start on site towards the end of April 23 and a completion date projected for February 24.</p>
<p>Question (16) from Councillor Dudley to the Cabinet Member for Children's Services (Councillor Law)</p>	<p>It is great news that Children's Services have applied for registered status with the Restorative Justice Council. What will this mean for our children and their families in Torbay?</p>

Councillor Law	<p>The registered status will demonstrate that as a member we are delivering high quality restorative practice to agreed evidence based national standards. Children Services was assessed against a restorative framework as competently creating and delivering a restorative ethos which helps to build trust in our services.</p> <p>We will also be listed as an approved organisation on their national register which adds an additional accountability lens to ensure that we are upholding the best practice standards. This provides another level of reassurance to children and families that we are making changes to our practice to explore better ways in which we can work ‘with’ and alongside them to build better relationships to provide good quality services. This we hope demonstrates to not only our children and families but partners that we are an organisation to aspire to be.</p> <p>Additional benefits for our staff include access to continual professional development events and training to enhance skillsets and support development. As a member we also can have a voice in a wider national restorative agenda where we can feedback the thoughts and feelings of our children and families to help effect wider system change.</p>
----------------	--

Third Round

Question (17) from Councillor O’Dwyer to the Cabinet Member for Economic Regeneration, Housing and Tourism (Councillor Long)	For this and the last five financial years how many new affordable homes have been completed in the Local Authority area, against our annual target of 180 per annum, along with a comparison of our physical neighbouring authorities and how many flats during this time has the authority itself or our housing companies and the registered provider subsidiary TorVista fully built to this point and also purchased for sole use as general needs affordable housing in this period.
Councillor Long	<p>The affordable housing completions for 2015/16 to 2021/22 are as follows. This excludes “off the shelf” purchases. This is from the 2021/22 Annual/Authority Monitoring Report (AMR).</p> <p>2015/16: 46 2016/17: 42 2017/18: 26 2018/19: 87 2019/20: 45 2020/21: 19 2021/22: 22</p> <p>We are still in year 2022/23 so the monitoring and final numbers will not be available. However, Totnes Road (Tweenaway Cross, Paignton) and Hatfield House, Torquay are both under construction.</p> <p>In terms of our “physical neighbours” i.e. Teignbridge and South Hams.</p> <p>Teignbridge: Teignbridge’s Annual Monitoring Report (records the net) indicates 147 affordable homes built per year since the Local Plan was adopted in 2014 to 2021/22. Average overall delivery was 529 a year, i.e. higher than Torbay with more large greenfield sites.</p>

2015/16: 108
2016/17: 146
2017/18: 139
2018/19: 124
2019/20: 106
2020/21: 111
2021/22: 109

South Hams:

“139 affordable homes “in the full year” since September 2021”.

Most monitoring is done on the basis of the Joint Local Plan (JLP) Policy Areas, and the bulk of development is in the Plymouth Policy Area.

In the JLP area there were 2,103 affordable homes completed since Adoption in March 2019 and 233 affordable homes completed in 2021/22. The delivery is 537 below where the annualised Local Plan target for affordable homes should be. In South Hams, 11 out of 13 liable housing developments achieved 30% affordable housing in the S106 this is not the same as built out.

There are some caveats, affordable housing may only be sought on major development (i.e. 10+ dwellings) NPPF paragraph 64, except in “designated rural areas” (e.g. AONB). Brownfield development is less viable than greenfield development, and NPPF paragraph 64 imposes a requirement for LPAs to give vacant building credit on brownfield land.

The Greater Exeter area particularly has higher land values than Torbay, and current labour and material shortages may result in housebuilders prioritising higher value sites, such as the south of Exeter. Torbay is very reliant on small sites, brownfield land; and allocated sites are not flat. Plymouth City Council has also reported that they are struggling to get development built in the City, as housebuilders are more keen to develop greenfield land outside the City (e.g. Sherford). They are reporting difficulties with delivering affordable housing on brownfield sites due to viability.

With regards to TorVista Homes, during this timeframe 19 flats and 4 bedspaces with a house of multiple occupation have been acquired and a further 9 flats are under construction.

In addition, the Council by working in partnership with Phi Capital Investments will have secured 37 homes that will be used for temporary accommodation the properties will provide many people with initial shelter while they seek homes of their own. It's estimated the homes will help more than 600 people a year by providing stability, safe, clean affordable housing.

Question (18) from Councillor Johns to the Cabinet Member for Adults and Public Health (Councillor Stockman)

According to a recent LG Inform analysis, places like Kensington and Chelsea have 2,088 residents per NHS dentist. Torbay has less than half the number of dentists with 4,808 residents per NHS dentist. How are we championing the need for more dentists in Torbay to serve our communities?

Councillor Stockman	<p>On 20 February 2023, the Leader and Deputy Leader jointly wrote to Secretary of State for Health and Social Care on behalf of Torbay residents asking him to urgently address the shortages in NHS dentists. Whilst urging the Government to reform the dental contract and ensure the £762 million clawback taken by the Treasury over the last ten years from dental practices who miss contractual targets is reinvested into subsidised dental treatments.</p> <p>Furthermore, Members will be aware that NHS England (NHSE) is responsible for commissioning dental services who recognise the shortfall in high street dentistry in Torbay and throughout the Southwest. Dental practices, as individual businesses holding an NHS contract advertise their vacancies. However, through the collaborative Dental Reform Programme, NHSE has a work plan to support them - encouraging both recruitment and retention of the NHS dental workforce. Torbay Council will look to assist with vacancy opportunities where possible and with partners will continue to promote the positive features of Our Torbay Story as an attractive place for professionals to live and work.</p> <p>Dental Reform Programme outputs include:</p> <ul style="list-style-type: none"> • Working with Health Education England to fund a number of apprenticeships through colleges for dental staff to develop their skills, which includes backfilling. • Working with Health Education England to attract more overseas dentists to the SW and to retain those on placement. • Hosting a Career Development Fellow to support on NHS recruitment projects – they are currently leading on a year 10 work experience programme to highlight local opportunities in dentistry. • Dental Hub and Tier 2 commissioning will offer enhanced work opportunities to dental staff in terms of clinical skill and development. • A new region-wide vacancies website to help reduce costs for dental practices in advertising. • Where dental practices are considering handing back an NHS contract, NHSE will provide ongoing support and look to reduce the risk of this occurring - using flexible commissioning or linking the practice into other business support.
Question (19) from Councillor Pentney to the Cabinet Member for Adults and Public Health (Councillor Stockman)	Over this Winter, Torbay Hospital has featured in the national media in respect of the number of ambulances queuing outside of it. This is probably the most visible way the public can see the strains on our health service. Can the Cabinet member for Social Care advise us how we as a local authority sought to support this essential service during what has been a very tough winter?
Councillor Stockman	We can support essential services, such as the Ambulance Service, by ensuring we have good flow as described within Adult Social Care and Intermediate Care services which enable our hospital to discharge patients as soon as appropriate to do so. In support of safe discharge, we have hospital in-reach work to ensure clients are coming out on the right pathway for their discharge needs. The in-reach work has successfully

supported both flow and our use of care home and home care capacity within Torbay and supported the hospital to free up beds, this in turn supports our ambulance service at the front door of the hospital. Diversion from adult social care is equally key here and the ASC Front plays a role by offering advice, guidance and voluntary support with frees up resources within ASC who can focus on clients coming through from hospital discharge.

The nature of our integrated system between strategic commissioning and market management, the joint and interrelated work between health and social care teams, the Baywide structure and specifically directed project such as in-reach are integral to ensure we can and do support swift and safe, discharge from hospital for those who need extra care.