



**February 2011**

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## Affordable Housing

As the driver for economic development, bringing benefits to the local community, Torbay Development Agency has now incorporated the Affordable Housing Team.

The team has already made some impressive achievements, having exceeded targets year on year since 2005.

Current onsite developments include Dunboyne Court and Beechfield in Torquay.

### Dunboyne Court



Dunboyne Court is an 8.5 million pound extra care scheme for people aged 55+. It will provide 35 affordable rented apartments and 10 shared ownership apartments. This much needed extra care accommodation is being funded in

partnership through the Department of Health, Torbay Council and the Homes and Communities Agency, and is possible because of land that has been gifted by Torbay Council.

Affordable Housing Manager, Liam Montgomery, said: "Designing homes for older people requires a slightly different approach from general needs housing. Consideration has to be given to the specific environmental requirements and how a home might evolve to serve the occupants' changing circumstances and health needs.

"Communal spaces and activities and opportunities for informal interaction to foster community identity and inclusiveness are all important features."

There will be a wide range of services on site that will act as a community hub, these include a fitness centre, laundry, salon, restaurant and communal areas and also recreational and fitness classes. The scheme will also help its residents to live independently for longer and help to reduce hospital admissions and the reliance on residential care. Neighbours within the community will have access to services and activities that are focused on helping them reduce social isolation.

Work began in July 2009 and is due to finish in Spring 2011.

### Beechfield

A 20 million pound flagship development comprising 140 homes of which two thirds will be affordable. The development will be the largest development in the south west with level 5 of the Code for Sustainable Homes. This will be the highest level of housing sustainability achieved in the South West on such a large scale to date and will meet certain criteria's in seven key areas – energy, water, surface water management, site waste management,



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household waste management, use of materials and lifetime homes.

Through means of sustainable construction, the project will achieve a low carbon footprint for the community as a whole and will minimise residents' home running costs.

Beechfield will have homes for the elderly, wheelchair adapted flats and houses, shared ownership homes, flats targeted towards key workers and family homes for rent. The remaining properties will be available on the open housing market.

All Code 5 homes will have photovoltaic cells, smart meters, solar panels, rainwater recycling and permeable paving, high U values, excellent air tightness significant levels of insulation and triple glazing. Photovoltaic cells will generate electricity for the residents and the solar energy generated will provide them with hot water, these combined with very high levels of insulation will result in significantly reduced running costs.

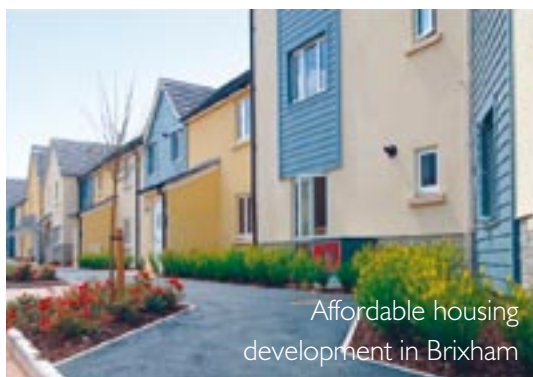
Construction of the project will see a number of work placements and work experience for local people. For those involved they will have the opportunity to work on site, gain qualifications and in some instances maybe even end up living in one of the homes they have helped to build.

The contractors started on site in November 2010 to deliver these homes over 3 phases.

Torbay Council Cabinet Member for Housing, Councillor Neil Bent, said: "With rising house prices, and the cost being 10 times the

average local salary, an aging population and the need to attract and retain key workers to help sustain the local economy, the development of affordable housing is crucial to the future sustainability of Torbay.

"We are very pleased with the achievements of the Affordable Housing Team, which has exceeded its targets year on year and has developed high quality homes for a diverse range of housing needs throughout Torbay."



Affordable housing development in Brixham

## Economic Development Company progress

The last TDA newsletter reported on the appointment of John Richards, formerly of leading property firm Hammersons, as chairman of the TDA board. Since then, John has led the recruitment of a prestigious line up of board members from the private sector and leading instigators of Torbay's regeneration.

Torbay Development Agency is now established as an economic development company charged with generating the New Economy for Torbay, as part of the local Community Plan.

The aim is to benefit the whole community of businesses and residents with a carefully targeted regeneration programme that addresses the physical development necessary to attract and retain businesses, as well as the partnership working with local employers, agencies and the education sector to improve skills and employment prospects.

## South Devon Skills Awards 2011

Businesses and employees in Torbay, Teignbridge and South Hams are invited to nominate staff for the South Devon Skills Awards 2011. The event is organised by Torbay Development Agency and Productive Skills for Devon to celebrate excellence in skills and acknowledge the outstanding achievements of learners and employers across Torbay, Teignbridge and South Hams.

The award ceremony will be held at Riviera International Centre Torquay, on the evening of Thursday 17 March 2011

Anyone working in Torbay, Teignbridge and South Hams can nominate an employee or colleague. There are categories to reward the variety of achievements and contribution to business, and there are awards for all types of business from the micro-business to large enterprises and the third sector.

The deadline for returning nominations is Friday 18 February 2011, and nomination forms can be downloaded at [www.torbaydevelopmentagency.co.uk/skillsawards2011](http://www.torbaydevelopmentagency.co.uk/skillsawards2011)



# Torbay Development Agency has ambitious plans for 2011

In 2010, Torbay Development Agency achieved significant progress towards its ambitious plans for improving the economic prosperity of the Bay through investment and regeneration, and 2011 presents exciting challenges to help realise these goals.

Notable achievements in 2010 were:

- Setting up the private sector lead board with the drive and expertise to bring about the physical and economic regeneration, to benefit the whole community - both businesses and residents.



- Launching the search for the Local Asset Backed Venture (LABV) partner to secure a multi-million pound private sector investment to act as a catalyst for regeneration. Council's assets and developer interest creates a win/win situation for the benefit of Torbay. The successful bidder will be announced later this month.

■ Major projects complete or nearing completion: Paignton Library, Brixham Fish Quay and Cockington Court. Extensive improvements to the public realm on programme for Victoria Parade; Developer proposals progressing to restore Princess Gardens and Oldway Mansion to their rightful place on the English Riviera as treasured heritage sites.



Mallock Tower, Victoria Parade (left) Paignton Library & Information Centre



- Externally funded business support programme and successful innovations centres to help businesses start up, develop and grow. The TDA secured £2m of external funding from ERDF and SWRDA to deliver the business support programme.
- Targeted investment development programme to harness success of thriving sectors and attract related industries and suppliers to create critical mass and increased profile in international markets.



- Helping Torbay Council and Devon County Council's campaign to make the case for government backing for the South Devon Link Road against stiff competition from other UK bids.

John Richards, Chairman of Torbay Development Agency, said: "The only way we are going to close the gap is by improving the Bay's economy through economic development. This means progressing the Economic Strategy and our plans to improve the physical infrastructure of the Bay, which act as a catalyst for regeneration that benefits the whole of the community, both businesses and residents.

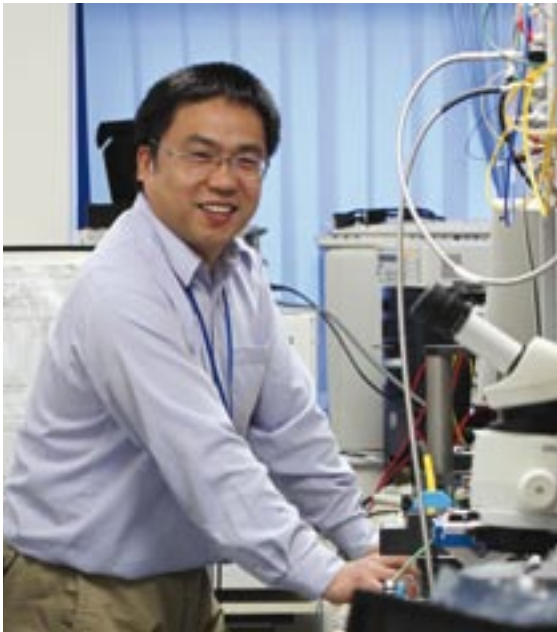
"Torbay Development Agency has made significant progress this year towards its ambitious plans for the regeneration of the New English Riviera: We have established an economic development company to drive forward the Economic Strategy, which addresses these very real concerns about deprivation in the Bay and identifies tangible measures to reverse the decline;

“We have appointed a private sector led board with the vision and expertise to deliver these ambitious plans;

“We have successfully attracted major bidders for our Local Asset Backed Venture company and are on target for announcing a preferred bidder very soon - which will bring a multi-million pound investment package from the private sector to Torbay;



“We are working with our partners in the public and private sector to do things better and smarter with a focus on attracting new companies and investment from outside of the Bay, and providing valuable support for existing Torbay businesses to survive and grow through our enterprise programmes and successful innovations centres.



“We are working with successful businesses in key sectors to meet their development needs and help to generate growth and supply chains. We have set up an Electronics Forum in partnership with world leaders and successful UK companies in this sector that are operating in the Bay – to raise the profile of this thriving industry and sustain its future growth in Torbay.

“The pressure is on to secure government backing for the much needed

South Devon Link Road which is a critical factor to the success of our future economy, and we have made progress recently in bringing together business leaders to lobby decision makers on the compelling case for the new road link.

“We continue to work tirelessly with partner agencies on future opportunities presented by the Local Economic Partnership proposals and external funding bids to raise the profile of Torbay on a regional, national and international stage. 2011 will prove to be an eventful year for Torbay, I am looking forward to helping this unique area re-position itself as a leading destination to live, work, visit and invest in.”

## New website

Torbay Development Agency has launched a new-look website with an investor-focused content to promote Torbay as a business location, and the range of support to businesses on offer in the Bay.

The website showcases the unique destination as a place to live, work, visit and invest in, with a view to attracting companies from elsewhere in the UK and abroad to consider Torbay as a viable and cost effective place to invest offering competitive costs and an unrivalled quality of life.

The site comprises information and articles of interest to residents, existing Torbay businesses and potential investors. It outlines Torbay Development Agency's plans for the regeneration of the New English Riviera, with photos and case studies about the latest developments. There is a special 'support for your business' section which outlines the range of training and advice on offer in Torbay, much of it free, that can help businesses start up, develop and grow. It is hoped that the website will be an effective tool in promoting the unique business proposition that Torbay has to offer – excellent skills, lower costs, quality premises and an outstanding quality of life.

The website can be visited at **[www.torbaydevelopmentagency.co.uk](http://www.torbaydevelopmentagency.co.uk)**



## Boost 4 - Free Event

Torbay Development Agency has organised an event - Boost 4 - at the Riviera International Centre on 17 February, for anyone working in the retail or hospitality trade in Torbay.

It's not just for managers, but for anyone who deals with customers and has an interest in learning new ways to improve sales and service - and therefore profit.

The keynote speaker is ex-Olympian Dennis Reid, who is an accomplished and renowned business mentor whose dynamism will inspire Torbay businesses to reach their potential. Coaching expert, Lenny Bedoyan, will deliver a stimulating presentation challenging you to take simple steps to change what you've always done - to get surprisingly better results!

The speakers will be followed by a range of workshops that delegates can register for in advance.

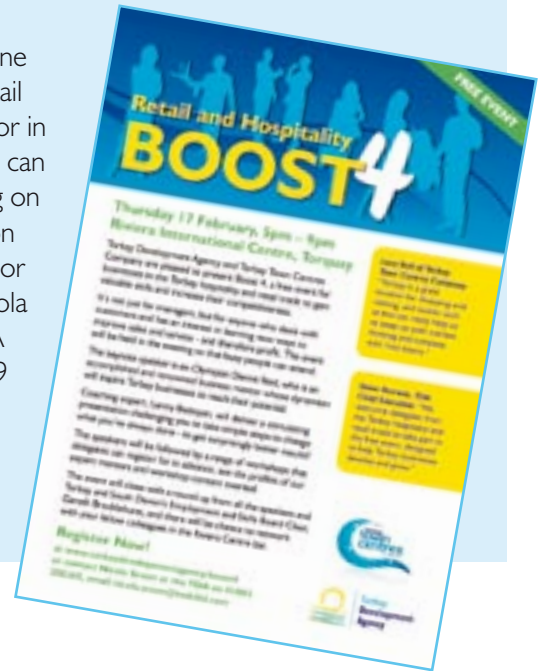
Lucy Ball, Chief Executive of Torbay Town Centres Company: "Torbay is a great location for shopping and visiting, and events such as this can really help us to keep up with current thinking and compete with rival towns."

Steve Parrock, TDA chief Executive said: "Over 500 people have already taken advantage of the TDA's Boost events.

We look forward to welcoming more delegates from the Torbay hospitality and retail trade to come along to the fourth and final event - helping us to raise our aspirations as a leading destination.

"Torbay businesses recognise that it is a highly competitive market when it comes to attracting visitors and shoppers to the Bay. To make sure they are ahead of the game, they need to be constantly striving to improve quality and customer service, to meet the discerning demands of residents and visitors using the amenities Torbay has to offer. "

The event is free and open to anyone working in the retail or hospitality sector in Torbay. Delegates can register by clicking on the Boost4 icon on the TDA website or by contacting Nicola Scoon at the TDA on 01803 208369 or email [nicola.scoon@tedcltd.com](mailto:nicola.scoon@tedcltd.com)



## South West Innovation Centres awarded Cockington management contract

Torbay Council has awarded the contract for managing Cockington Court to South West Innovation Centres, part of Torbay Development Agency, following a formal sealed tender process.

A Torbay Council procurement spokesperson said: "We are pleased to announce that the TDA has won the opportunity to operate the facilities within the Grade II\* listed Court and the new craft workshops designed specifically for creative businesses. Cockington is one of Torbay's finest attractions and holds a special place in the hearts of many residents and visitors.

"The aspiration for creating a centre of excellence for the creative industry in Torbay needed to be entrusted to an organisation with the vision and expertise to grow this business sector,

whilst managing the needs of the existing tenants and the quality requirements of such a unique, historic venue."

Steve Parrock, TDA Chief Executive said: "I am pleased that the TDA's expertise in this area has been recognised and that the team also won the contract in open competition. Our achievements in running Innovation Centres elsewhere in Devon, which help new businesses succeed and grow, has been recognised nationally and I am very proud of their achievements."

The TDA's South West Innovation Centre business won runner up in the UK Business Incubation Championship Awards 2009. Adrian Sheen, Manager of the Innovation Centres said: "South West Innovation Centres are delighted to have won the operator bid for

Cockington. The TDA is a 'not for profit' company and any surpluses from the contract will therefore be reinvested in the Court. Our bid has been strengthened by collaborative partnership with the Devon Guild of Craftsmen, Dartington Hall Trust, Creative Torbay, South Devon College and the English Riviera Tourism Company to establish Cockington as a premier craft centre. This in turn will help maintain Cockington Court as a leading visitor attraction".

Individuals or businesses interested in the new facilities are invited to discuss their requirements with the interim manager, Frances Tanner, on 01803 607230 or email: [manager@cockingtoncourt.org](mailto:manager@cockingtoncourt.org)