



Oversight and Governance

Chief Executive's Department
Plymouth City Council
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CABINET – PRESENTATIONS PACK

Monday 8 December 2025
2.00 pm
Council House, Plymouth

Cabinet – Presentations Pack

- | | |
|---|--------------------------|
| 6. Civic Centre: | (Pages 1 - 92) |
| 10. The Food Waste Collection Project: | (Pages 93 - 102) |
| 11. Plymouth City-wide All-age Unpaid Carers Strategy 2025 - 2027: | (Pages 103 - 116) |

CIVIC.

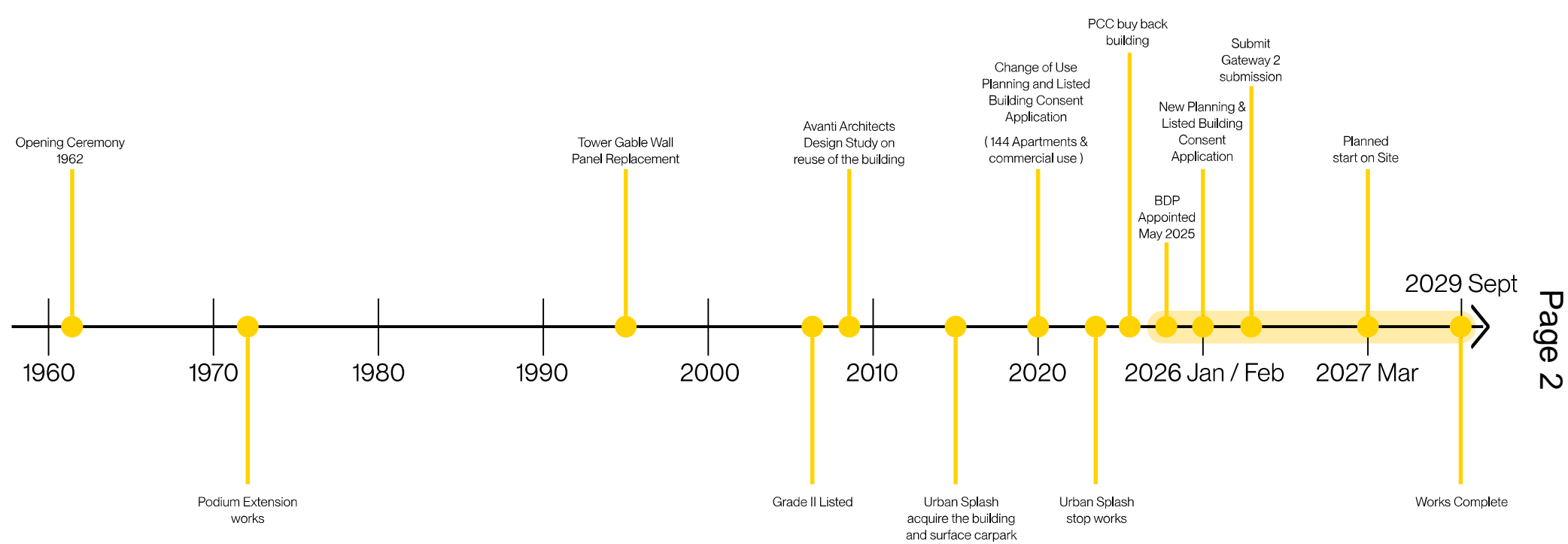
Plymouth Civic Centre Cabinet Design Update Presentation

December 2025

BDP.



WHERE WE ARE UP TO.



abandoned because of **financial viability challenges**, including a sizeable funding gap and increased requirement for public investment, which made the project **unsustainable** under their proposed model.



THE TEAM.

client.

architects.

consultants.

client advisors.

2018

2025

urbansplash



CAPITAL&CENTRIC

gillespie
yunnie
architects.

BDP.
shell and core

AtkinsRéalis
college fitout

BDP.
residential fitout



HOARE LEA (H.L.)



HOARE LEA (H.L.)



FAITHFUL+GOULD

AECOM

THE WORK SO FAR.

THE HEADLINES

BDP Appointed in May 2025

Delivered Baseline Assessment in May 2025

City College area subdivision study May 2025

Delivered Stage 2 Design Report July 2025

First Pre App held with PCC LPA & Historic England July 2025

HRB Strategy issued to the HSE Aug 2025

First Pre App held with C20 August 2025

First 'actual' internal site visit August 2025

Pre App 02 held Sept 2025 with PCC LPA & Historic England

College Redline Agreed in Sept 2025

Pre App 03 held November 2025

Public Consultation Events held between November - December 2025



THE VISION.

STRATEGIC PROJECT DELIVERABLES

Re-connect the Civic Centre with the city and bring back the love for the building

Submit a **full new Planning and Listed Building Consent** Application at the end of the year (Target December 2025)

144 Homes within the tower to align to Homes England Grant Funding and create a high quality new build to rent market in the city centre

City College Plymouth
Education use within the Podium alongside residents amenities

Remove unsympathetic additions, and **bring the building back to its former glory**

Create **active and animated street frontages** and public spaces

Create a **stronger connection to the Theatre Royal**

Rooftop Tower Amenity Space to allow occasional access for public

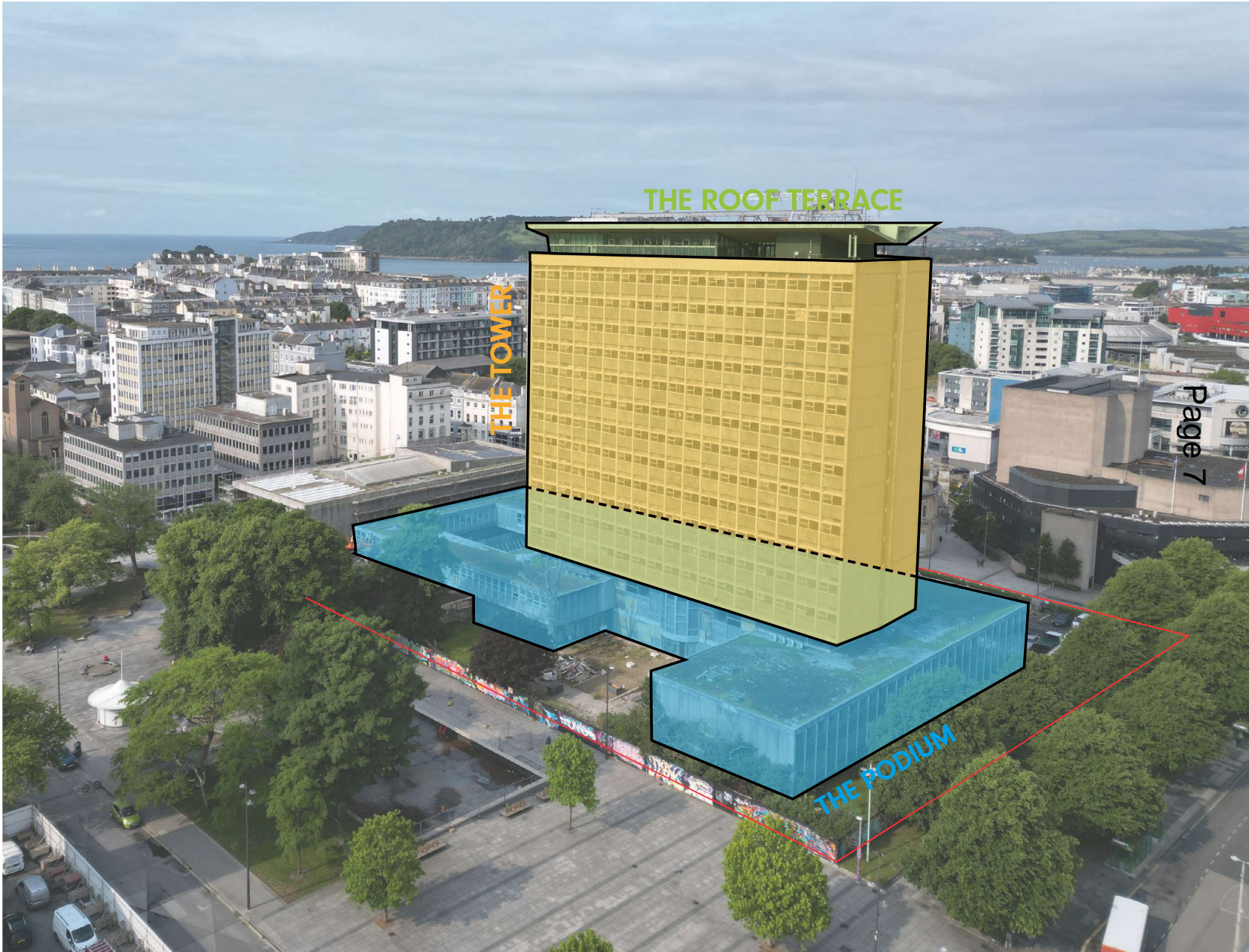
CIVIC.



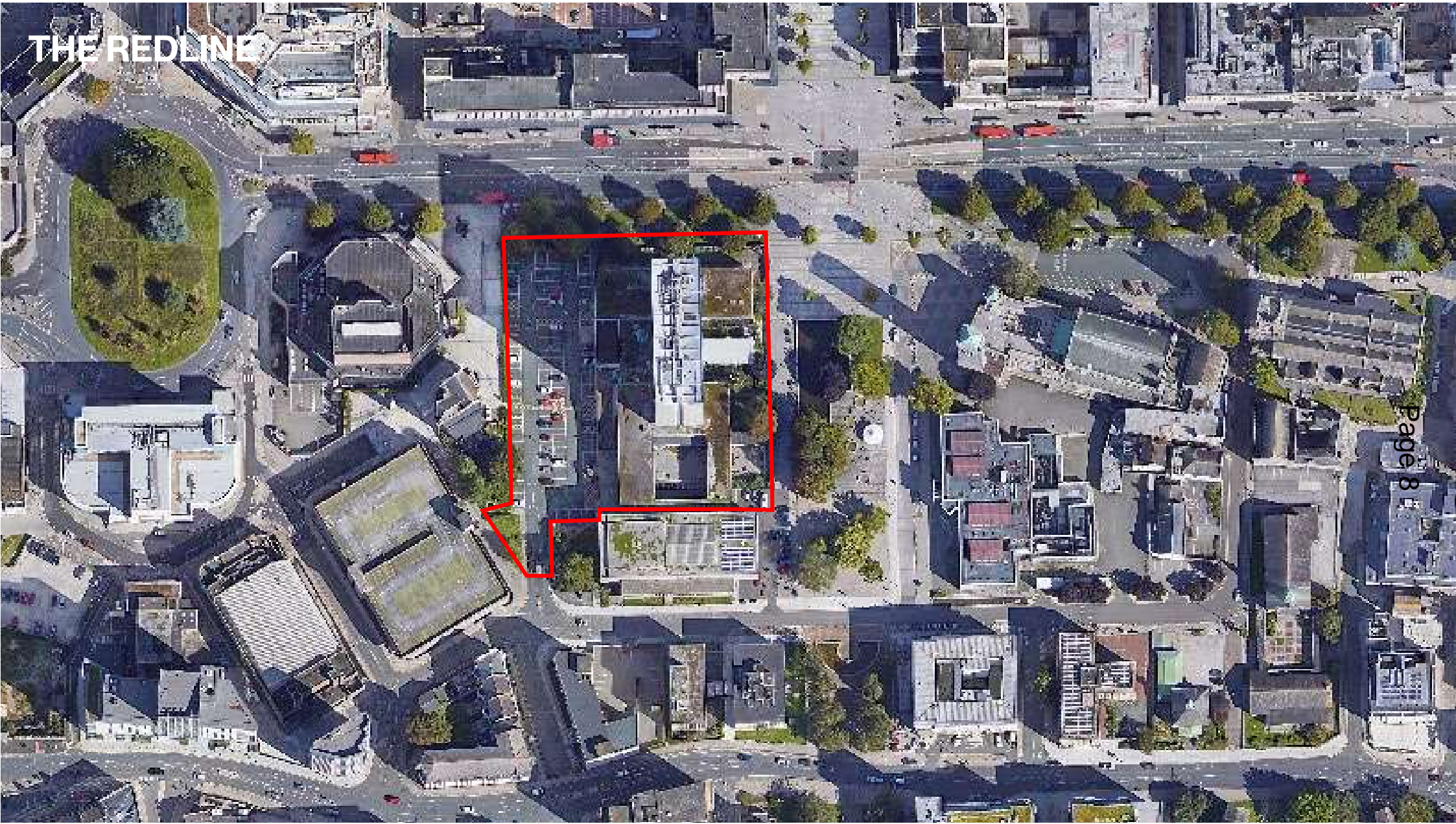
THE PRINCIPLE OF DEVELOPMENT.



CIVIC.



THE REDLINE



THE EXISTING BUILDING

The building “towers above the city”
and is seen as a **landmark** in
Plymouth’s regeneration story.













THE BASELINE

The Site //

- There is a **surface water flood risk to the surface carpark** which requires mitigation
- The redline to **Council House needs to be defined to reflect the split in use**
- The **Civic Square works are now complete** which was previously identified in the planning commentary as an issue

The Building //

- The condition of **the existing building requires a detailed schedule of surveys with the external cladding of particular concern + the strength of some areas of the floors**
- **Current building access is very limited due to the Asbestos strip-out works**, which is limiting the concrete survey information, and measured survey to the podium in particular
- The **previous Urban Splash consented scheme was not compliant with the latest fire regulations**, and nor was the revised GYA Stage 3 schematics that were the starting point for the BDP commission
- **The current building is not designed to provide the required fire escape for a High Risk Building (HRB)**, and will require an additional fire fighting lift adding and smoke shaft alterations
- There were a number of concerns raised by Historic England and C20 on the design proposals with **the C20 lodging a formal objection - most notably to the alterations to the tower facades**
- The **tower gables are large void spaces** and present potential pathways for fire

CIVIC.



- **Consented scheme allows for 13 public visits a year**, but will be impacted by the HRB requirements

Revised Brief //

- **The extent of demolition proposed by GYA does not suit the increased space requirements of the College**, and presents the key driver for a full new Planning and Listed Building Consent being required
- The **previous consent looked to utilise a natural ventilation approach to the dwellings, this was not inline with the Building Regulations** and dispensation was being sought on the grounds of a Listed Building. This is not felt to be appropriate for a long term rental asset
- **The lower ground / basement area is now being proposed to be used for accommodation for the first time in its history** - this is a key consideration for the college and could drive costs

High Risk Building Key Issues //

- **With the proposed use of the podium and the adjoining Council House there is a risk of both being treat as part of the residential High Risk Building.** This could impose unacceptable limitations, and as such requires agreement on an 'Independent Section' being agreed with the BSR
- **Previously there was an intent that the stairs within the Council House may be able to be utilised by the redevelopment, however with residential use this is not acceptable**

CIVIC.

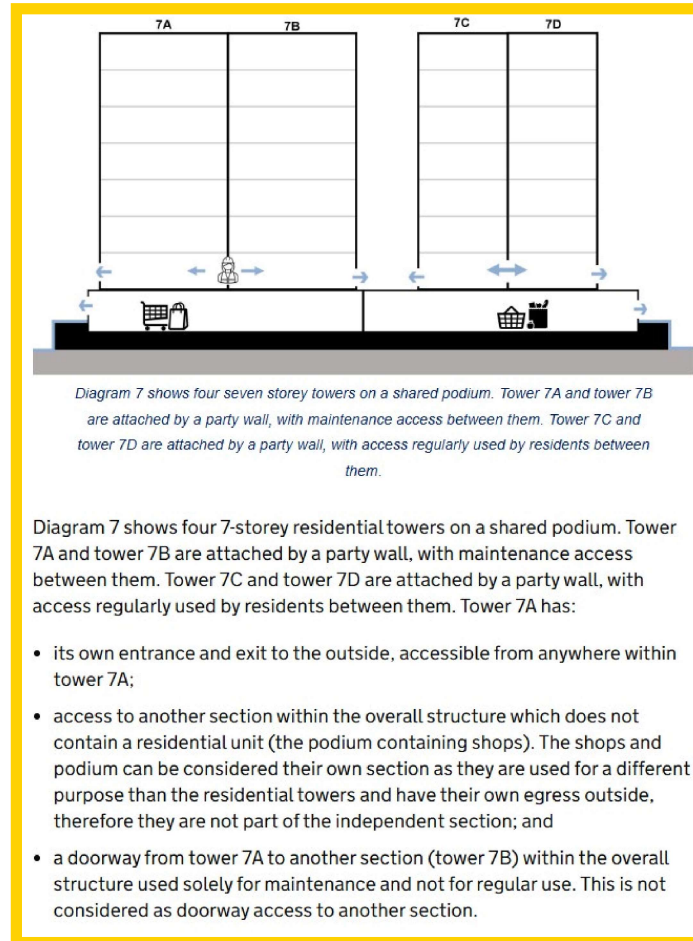


THE HIGH RISK BUILDING CONTEXT

- The Building Safety Act became mandatory for any High Risk Building in April 24
- A Higher Risk Building (HRB) is defined as any building over 18m, or 7 stories with at least 2 residential accommodation. As such the Civic when converted to residential use constitutes a HRB.
- All HRB's require minimum two stair cores including:
 - Fire Fighting Stairs connect to:
 - Fire Fighting Lifts with Evac function
 - Smoke Ventilation to corridors, stairs and lobbies
 - Sprinklers
 - Wet risers to suit height of building
 - Illuminated wayfinding in cores (ref's an old standard that no longer exists)
- As a building over 50m we are identified as a non standard 'very tall' building.
- Building Regulations Guidance documents do not directly apply to buildings over 50m, and require a Fire Engineered Approach to justification.
- As a building with multiple uses / access points, the BSA allows for 'independent sections'. This potentially allows for the podium non residential uses to be treat as a non HRB outside the shell and core works. This strategy is to be confirmed with the BSR. Contact with College BR consultants required to agree.

Process involves 3 Gateways:

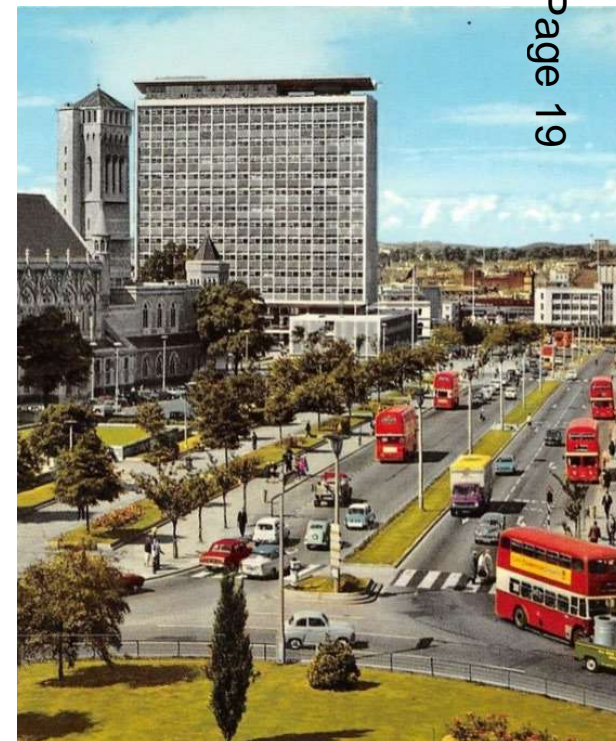
- Planning Gateway 1 - submitted as part of the Planning Application
- Gateway 2 - based on construction information and to discharge Building Regulations Approval prior to start on site.
- Gateway 3 - Prior to occupation



THE HERITAGE CONTEXT

- **Grade II Listed Asset**
- Built to mark **a post war era of change, of openness and transparency of government and the importance of the public**
- **Statutory Heritage Consultees** on the Planning will be; **Historic England, 20th Century Society and Gardens trust**
- **Key interest in changes to the tower facade** - however it is agreed that the condition of the concrete panels to the building (East and West in particular) warrant replacement
- **Visibility of the tower floating above the podium** from the Theatre is a key positive from US approval
- **Concern over additional stair added below bridge podium on previous application**, and removed as a result on consented drawings
- **Internal reconfigurations appear to have a lower significance for HE and C20**, however plans for HRB changes to be agreed
- The **previous GYA proposal for removal of the glazed link was supported, but it was unresolved on how the terrazzo floor would be waterproofed**
- **Strip out works undertaken by UrbanSplash created a store of salvaged materials** - this is being catalogued to understand what has been retained, and plans developed to understand the heritage reuse potential
- **The Council House is identified as a key part of the Civic Centre campus of buildings**, and at the moment is not part of the regeneration plans
- **The public rooftop access was a key part of the buildings vision**

CIVIC.





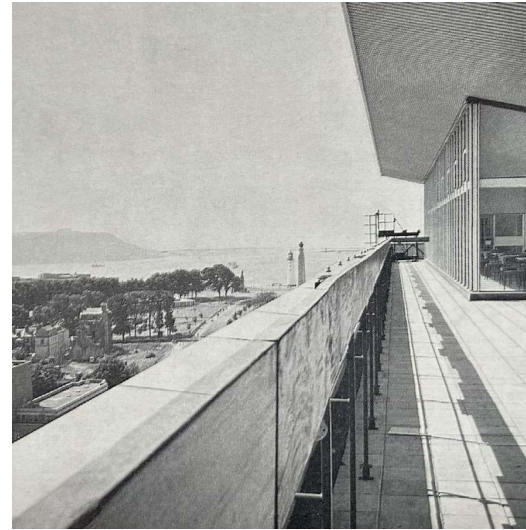
**It is a striking symbol of
post-war regeneration & modernism.**





A PLAN FOR PLYMOUTH.





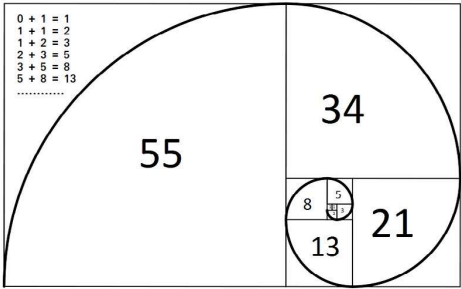
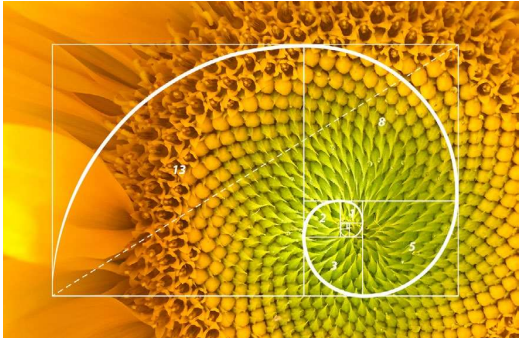




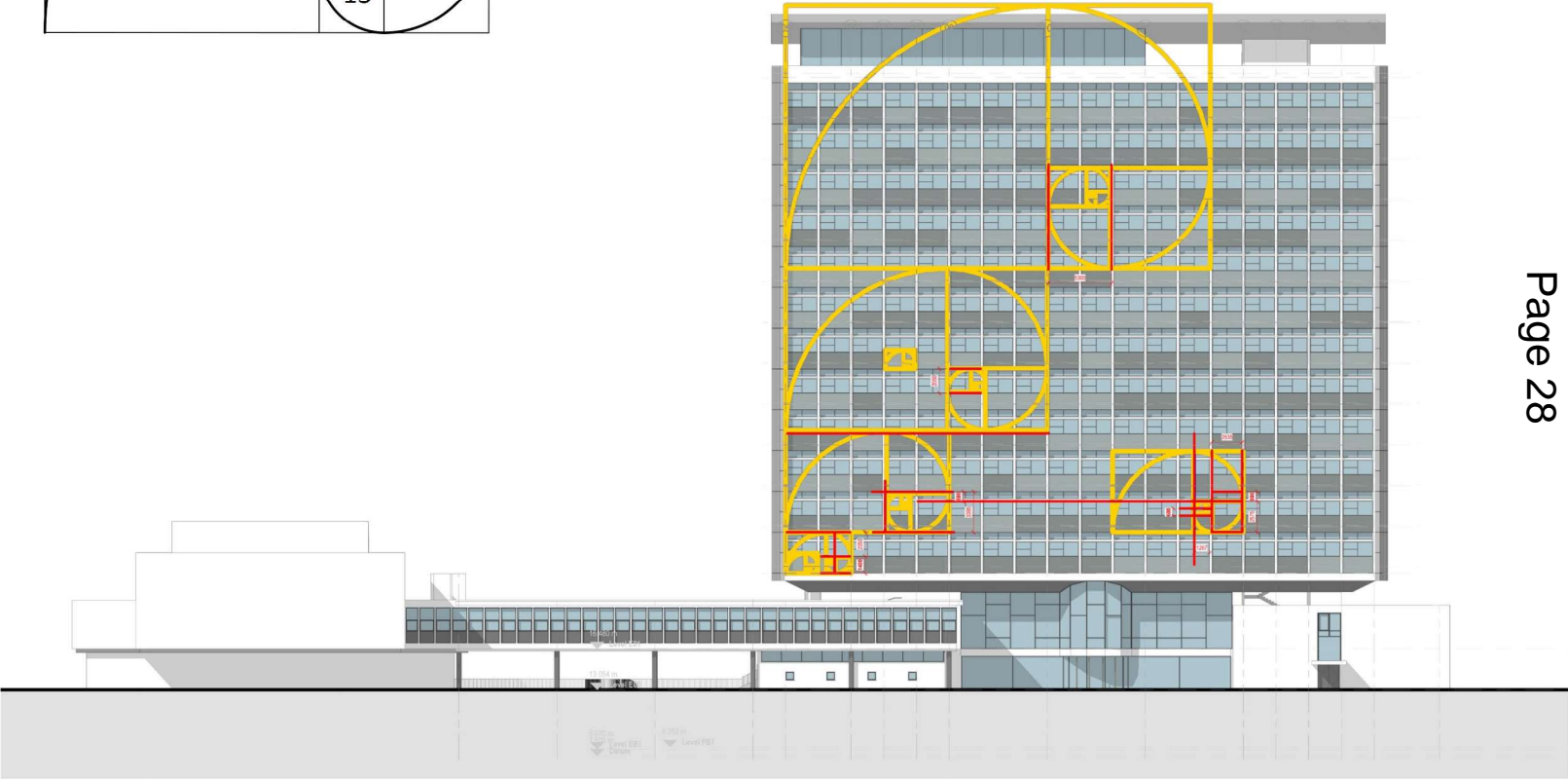


Tower Entrance Lot 1964

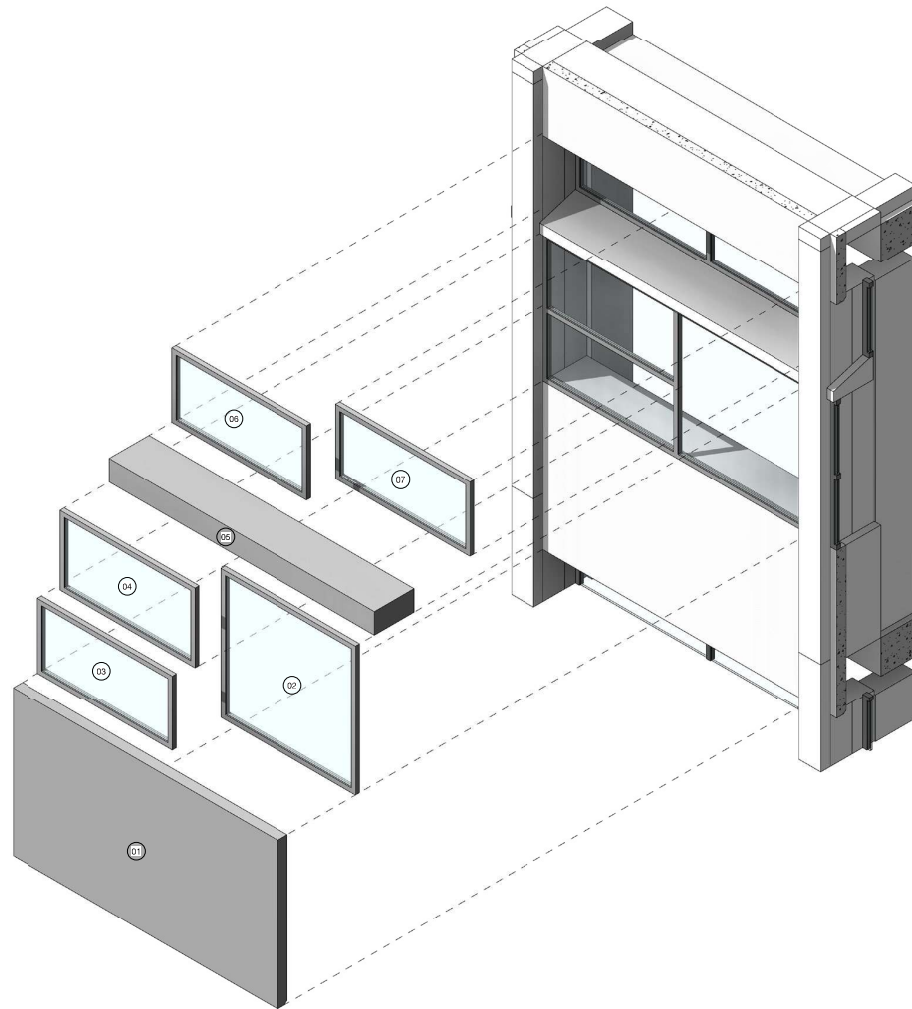




UNDERSTANDING THE BUILDING

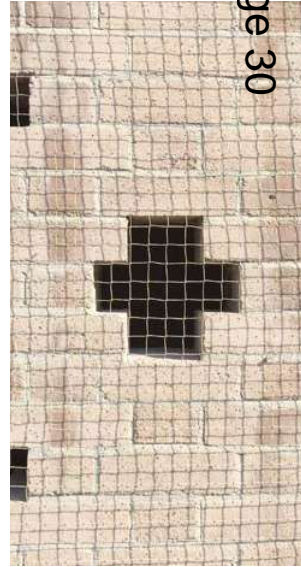


THE FIBONACCI 'KIT OF PARTS'



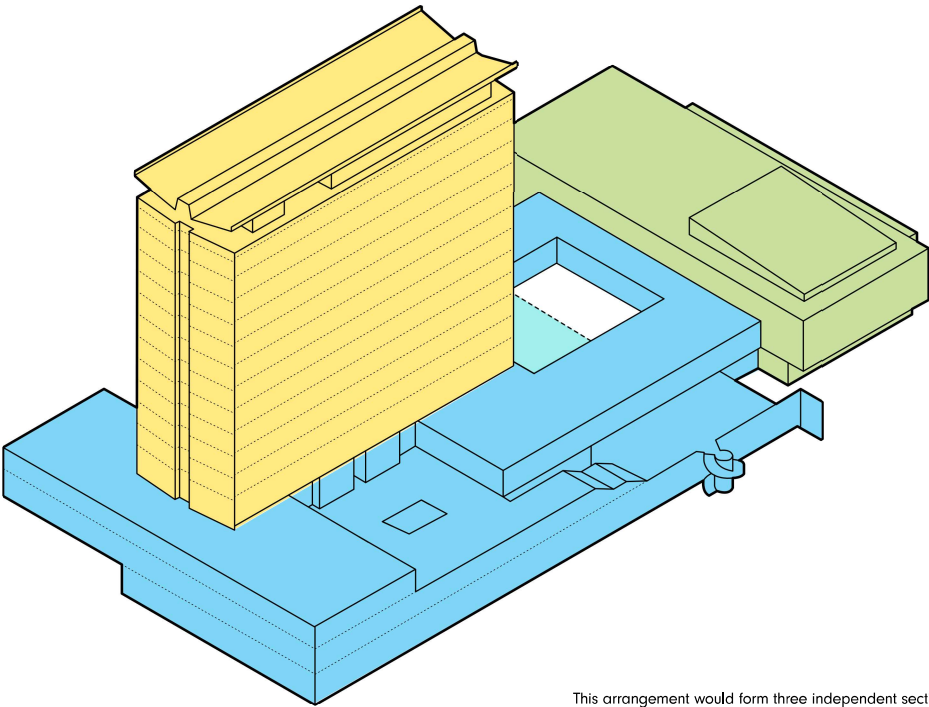
CIVIC.

A BUILDING OF LOCAL TEXTURE, COLOUR & LIGHT



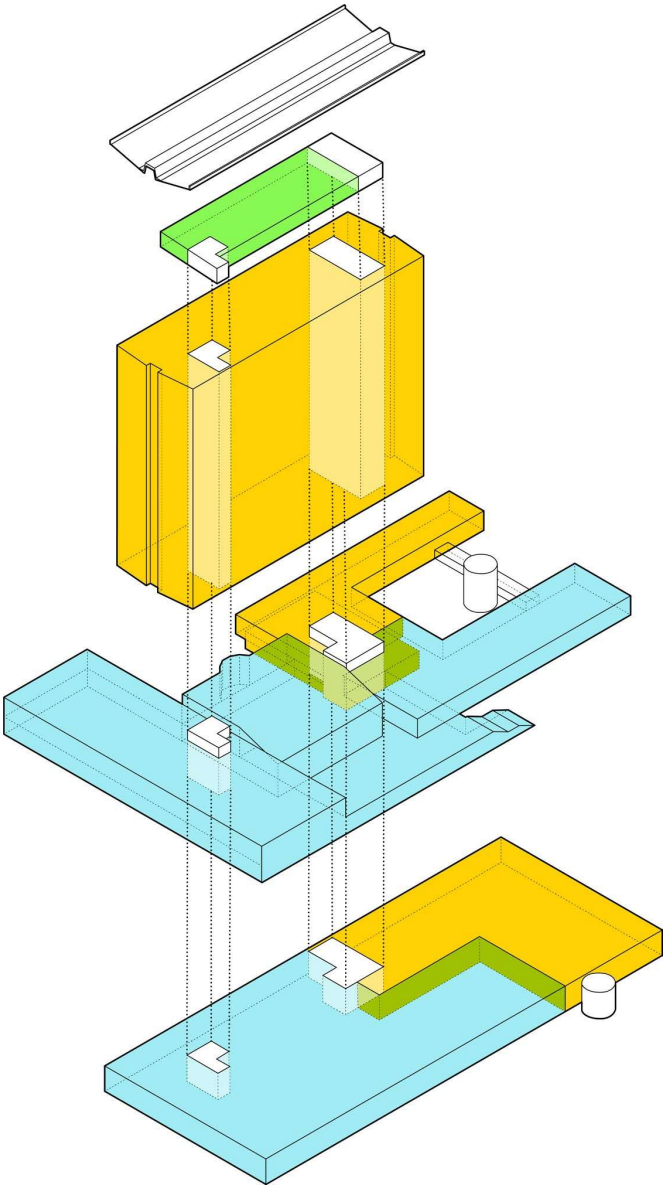
A CORE DESIGN DRIVER

ESTABLISHING INDEPENDENT SECTIONS.



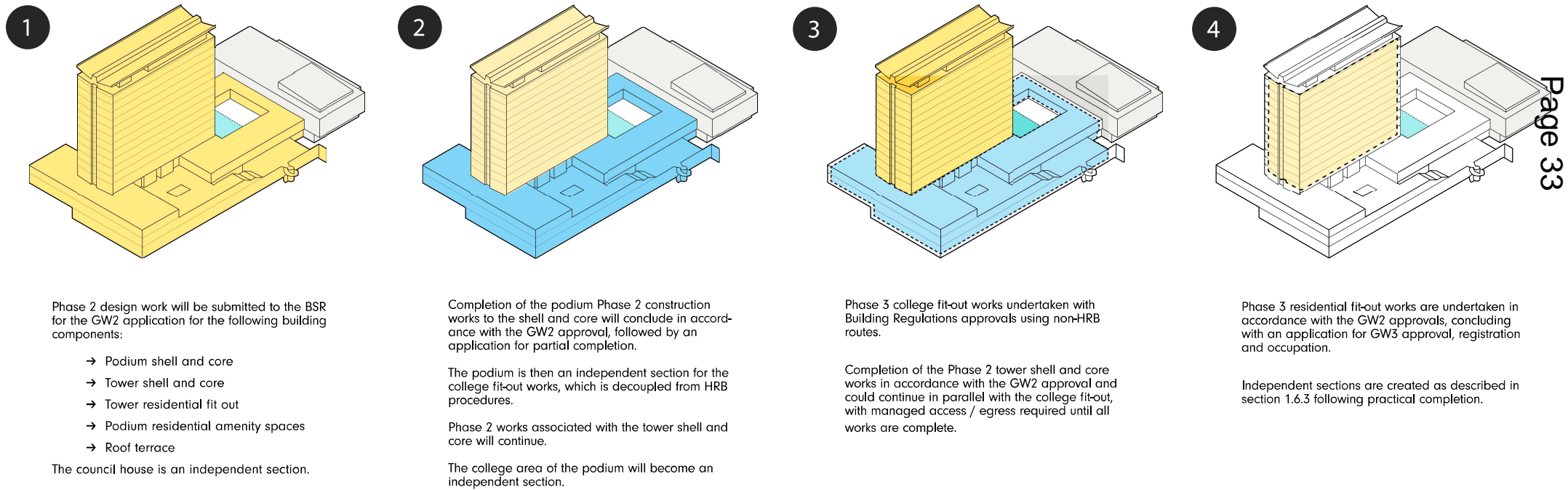
This arrangement would form three independent sections,
which is applicable to the completed buildings:

- Council house
- College podium
- Residential areas (incl amenity spaces in the podium)



A PHASED APPROACH TO HRB DELIVERY.

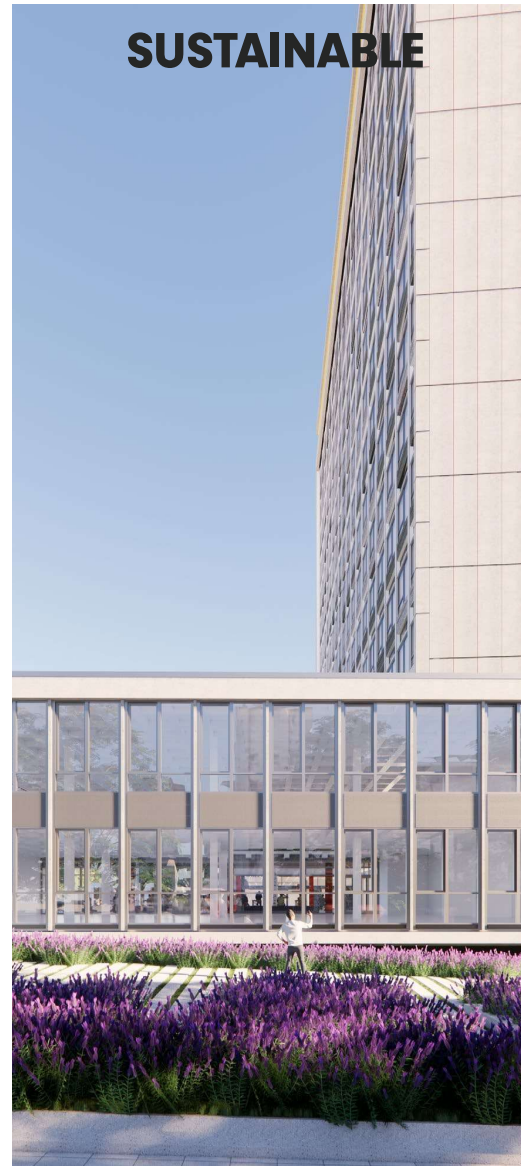
It is proposed the application, approvals and completion certificates are structured so that the HRB procedures are used to ensure the compliant design of the building where applicable and allow the other buildings sections to be subject to the appropriate non-HRB approvals authority. The following sequence is proposed for pre-application agreement with the BSR to confirm this is a compliant strategy.

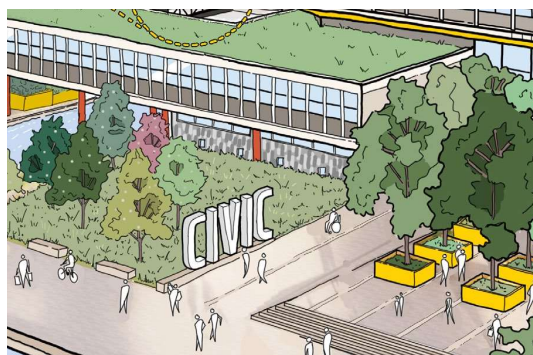


THE BIG IDEA

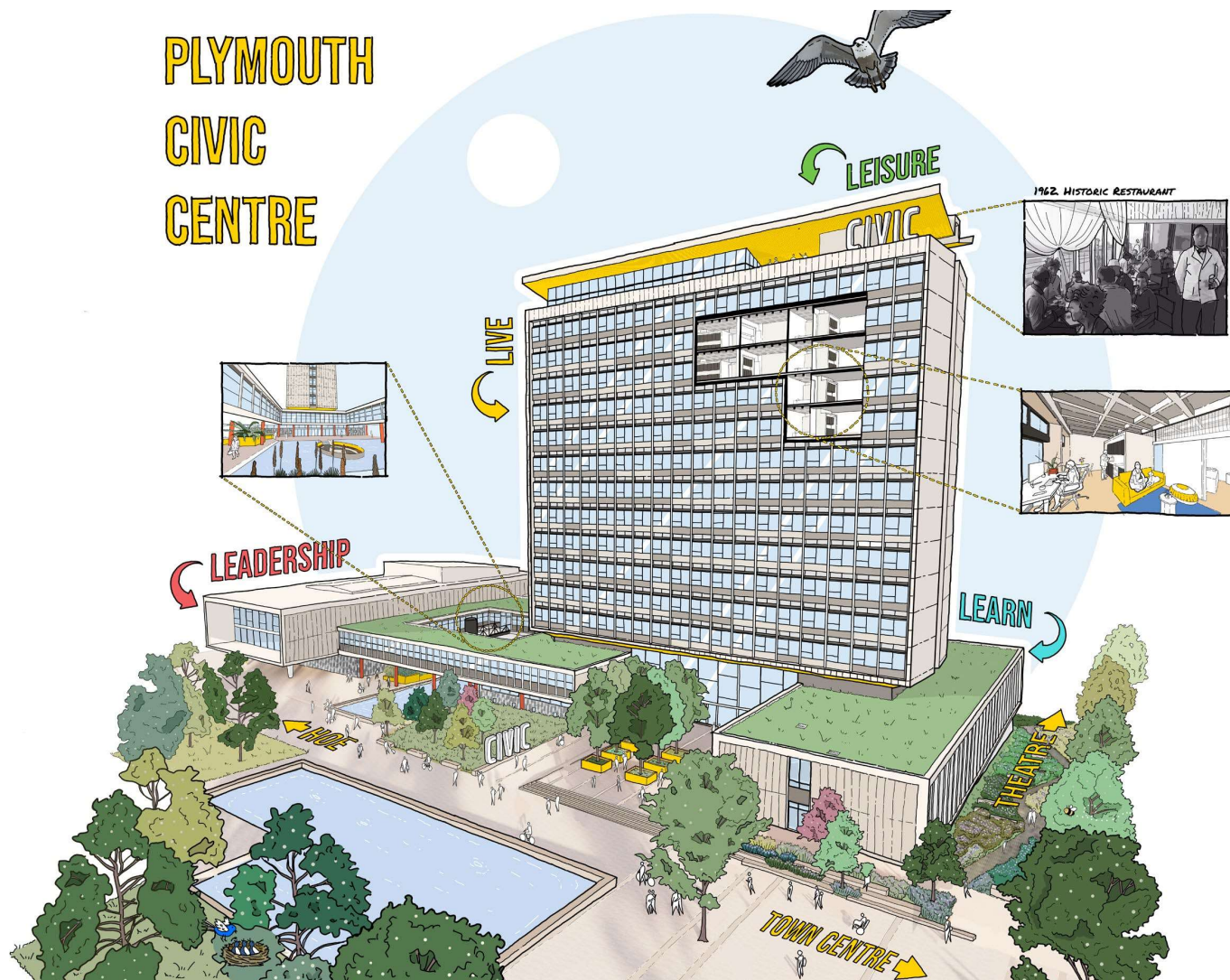
**ESTABLISHING
THE PROJECT
VISION.**

**RESTORING
THE CIVIC'S
PRIDE**





PLYMOUTH CIVIC CENTRE



DESIGNING WHAT'S RIGHT.

1

WHAT'S RIGHT FOR STUDENTS?

Creating exceptional, inclusive environments that support learning, well-being, and growth.

2

WHAT'S RIGHT FOR RESIDENTS?

Balancing community needs through thoughtful integration, accessibility, and long-term value.

3

WHAT'S RIGHT FOR THE BUILDING?

Respecting the structure's integrity while unlocking its full potential through adaptive, sustainable design.

4

WHAT'S RIGHT FOR THE BUILDING?

Contributing meaningfully to Plymouth's urban fabric — culturally, socially and architecturally.



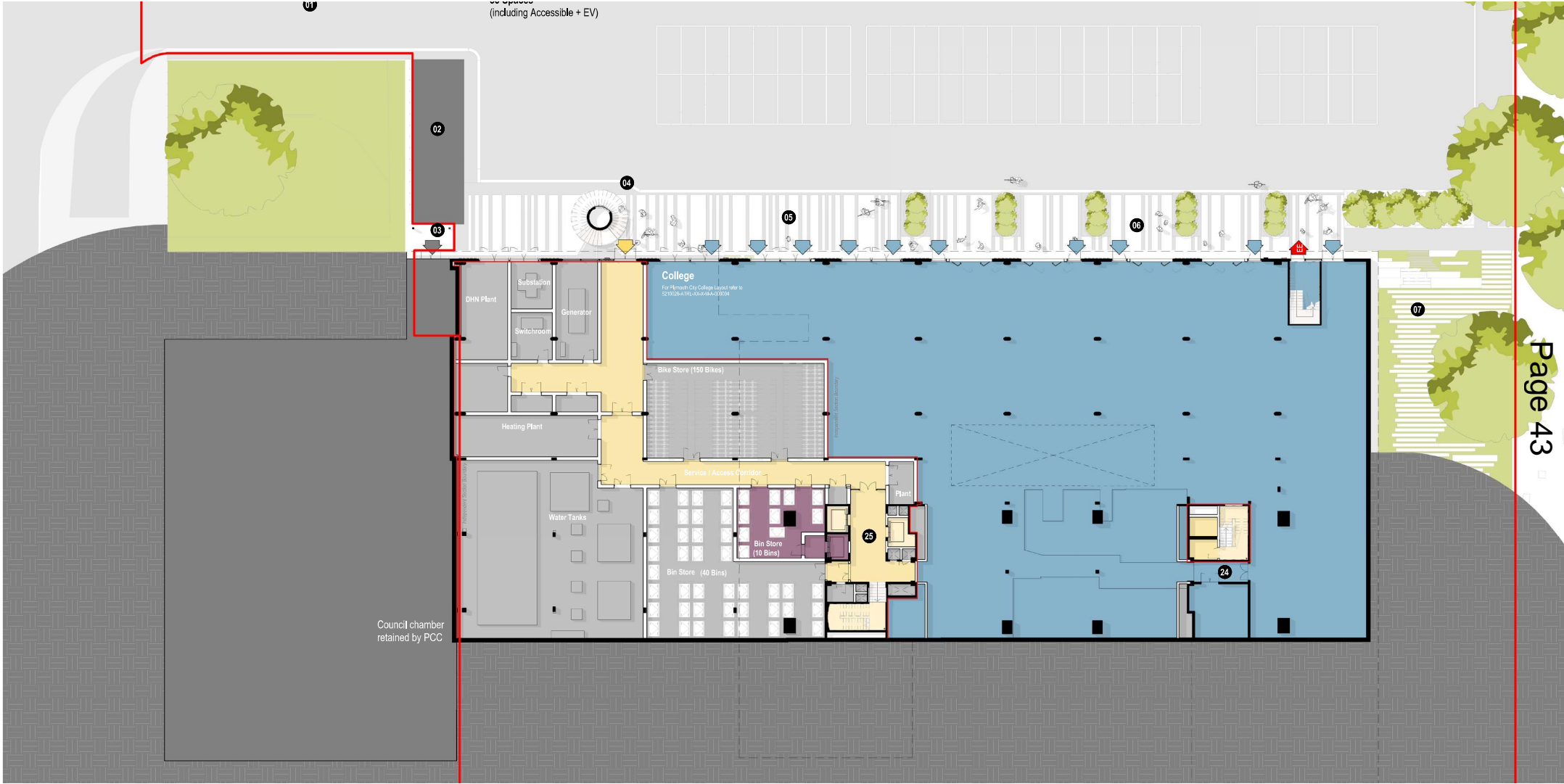








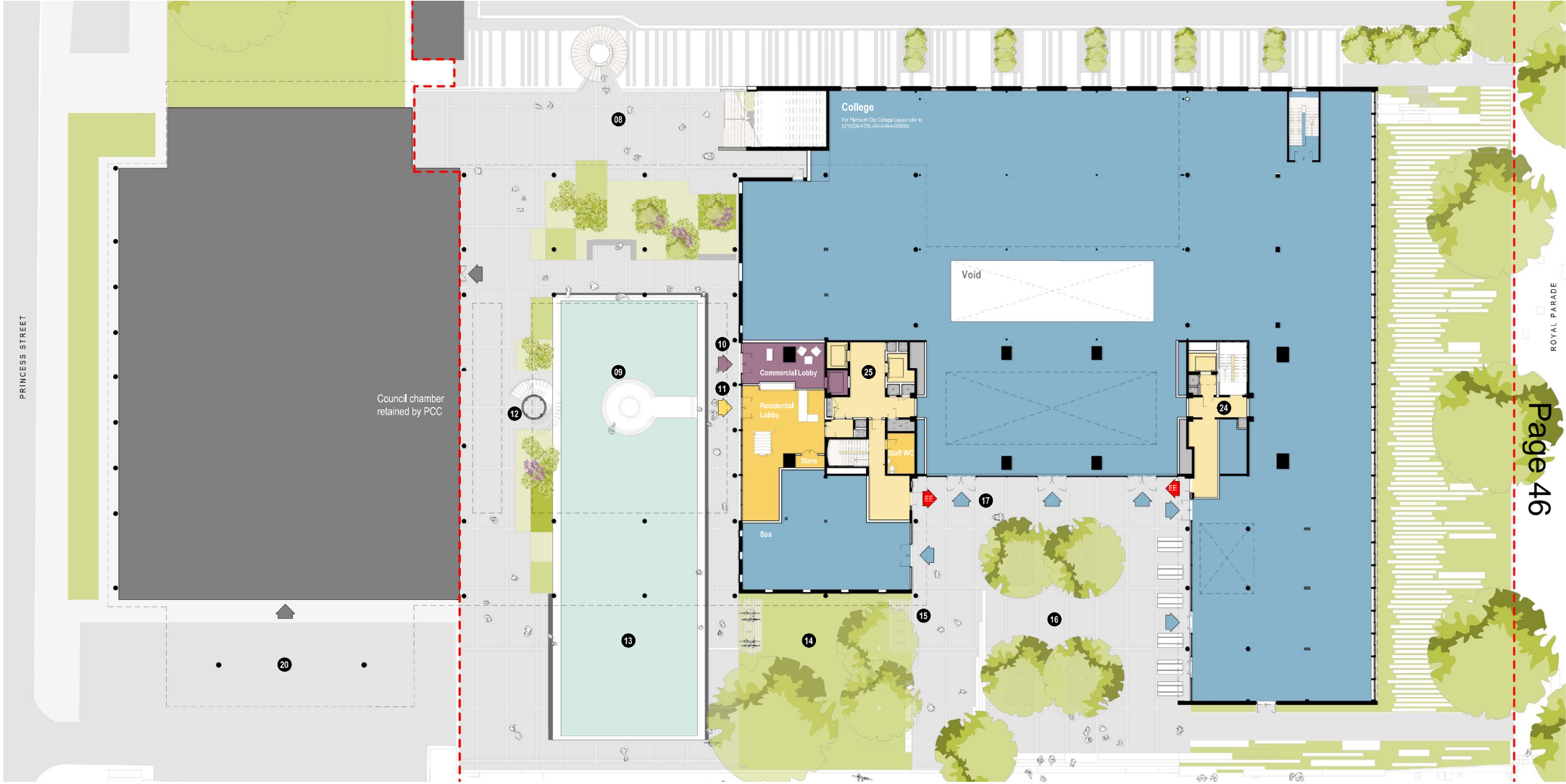






A NEW CONNECTED PODIUM













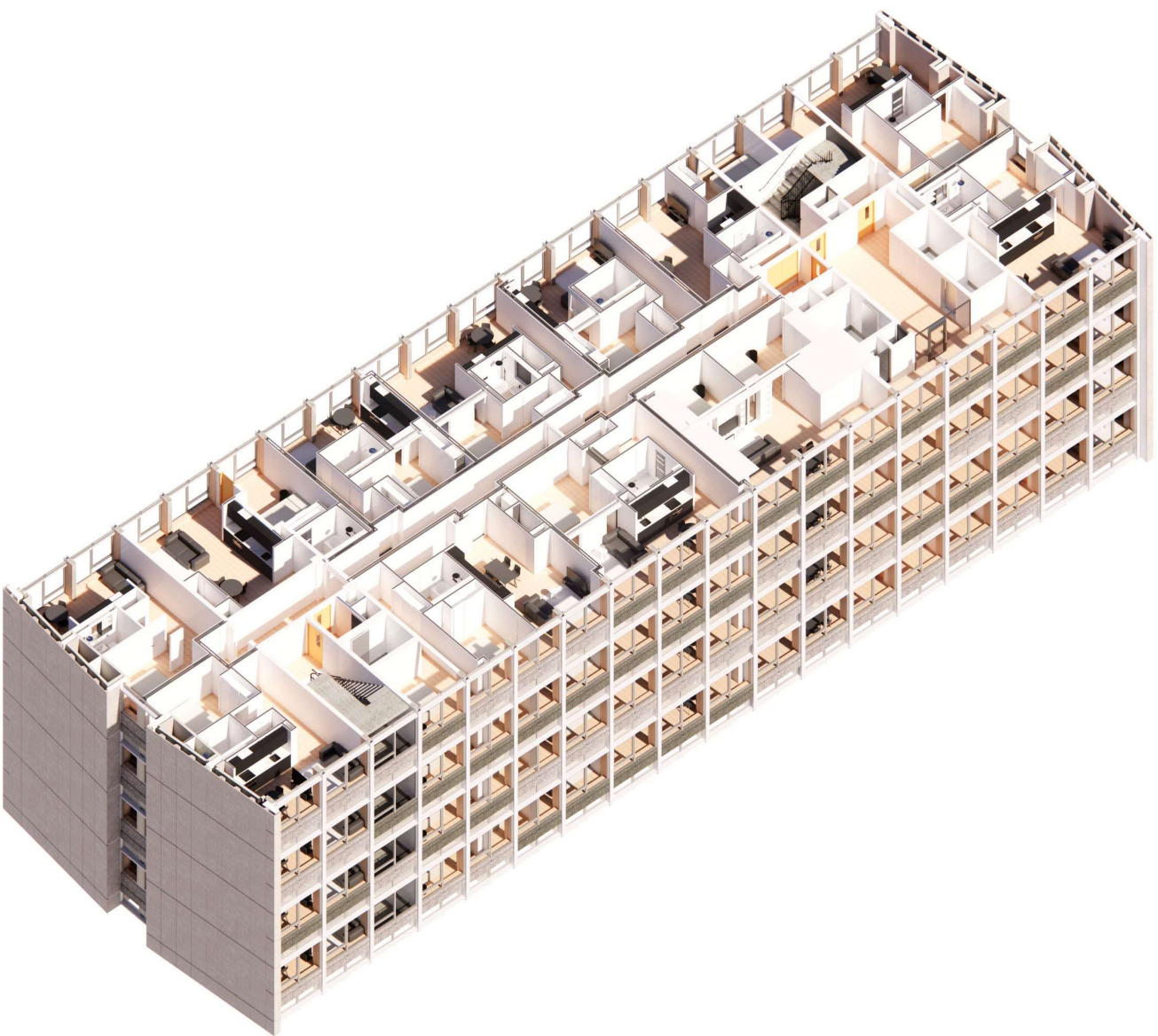




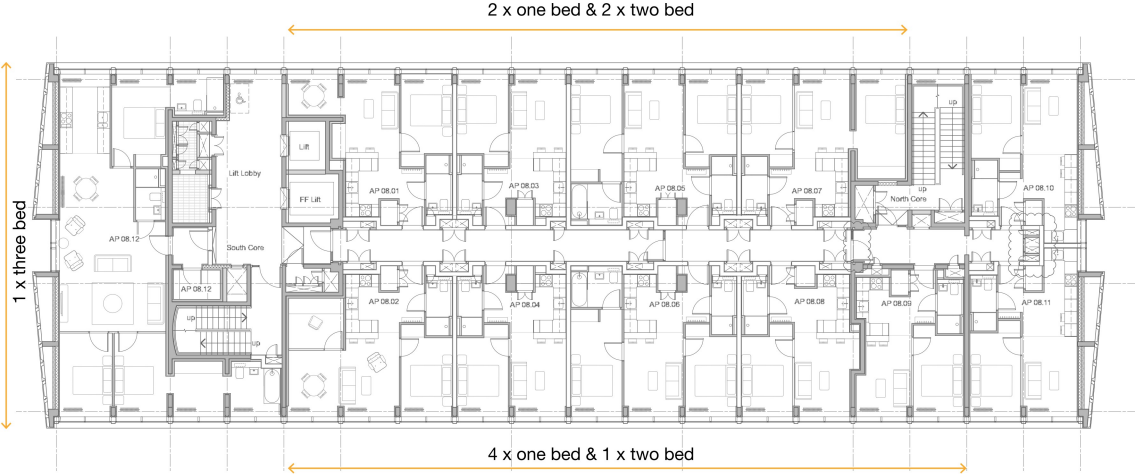


CREATING HIGH
QUALITY HOMES +
HRB COMPLIANCE.





APARTMENT PLANNING.



Previous Scheme - Typical Floor Layout



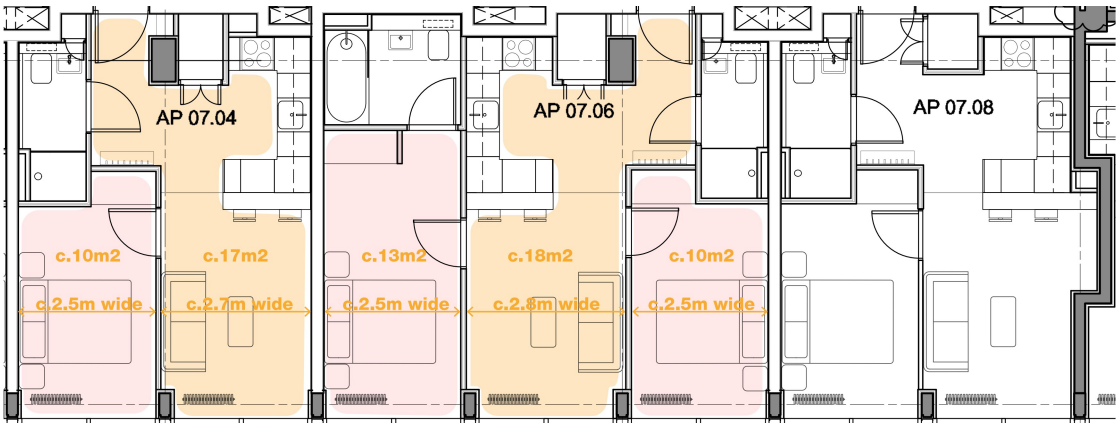
Proposed Scheme - Typical Floor Layout

1 bed
1 person
41-46m²

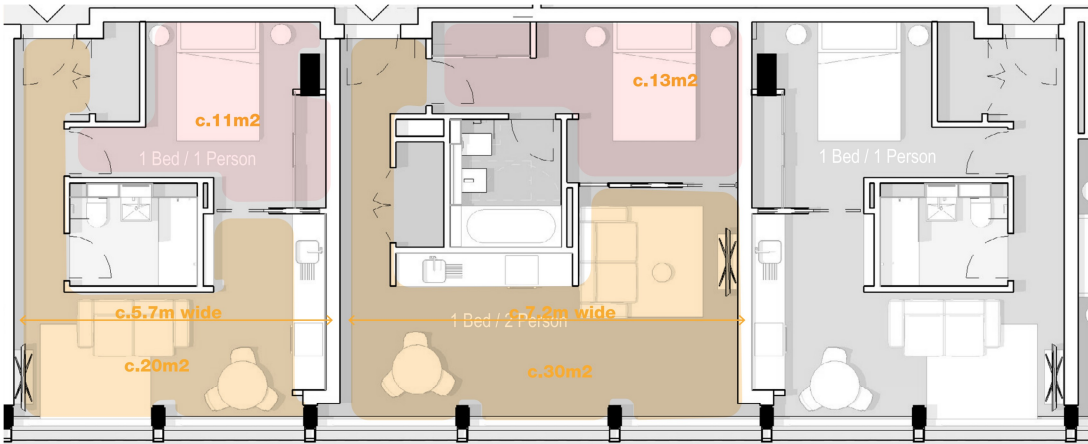
1 bed
2 person
55-56 m²

2 bed
3 person
63-68m²

HIGH QUALITY
HOMES IN A
HERITAGE LED
CONTEXT.

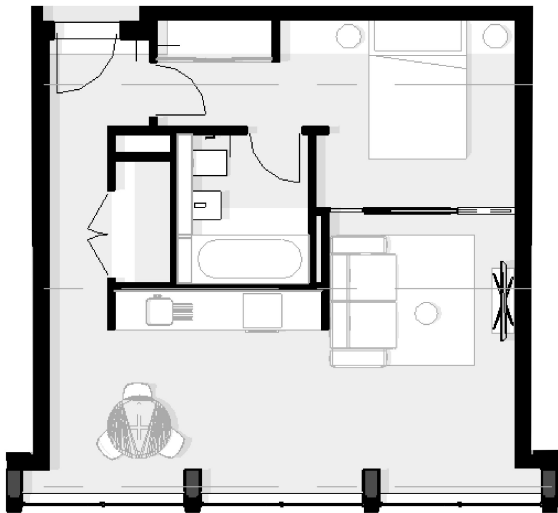


Previous Scheme - A standard approach to residential planning



Proposed Scheme - Our approach to residential planning at the Civic

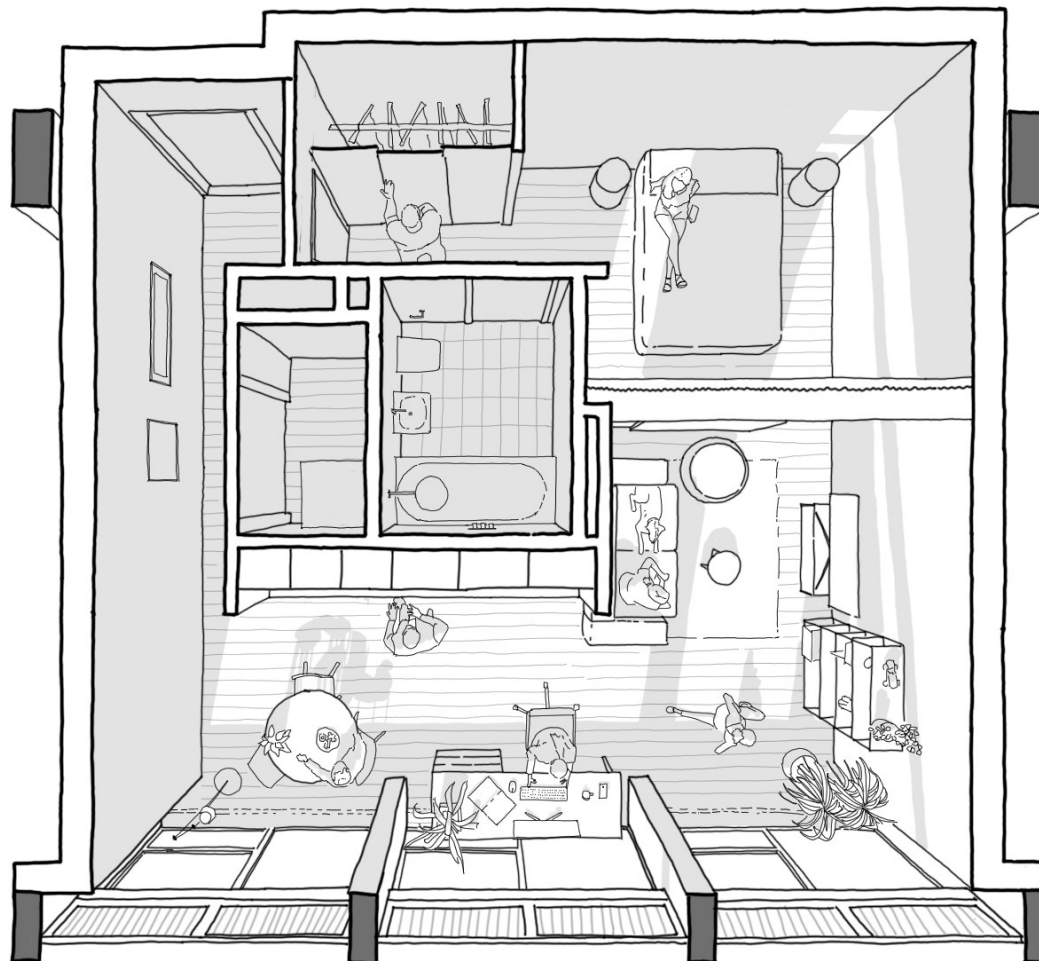
144 NATIONALLY
DESCRIBED
SPACE STANDARD
COMPLIANT
HOMES.



One Bedroom Unit - Plan



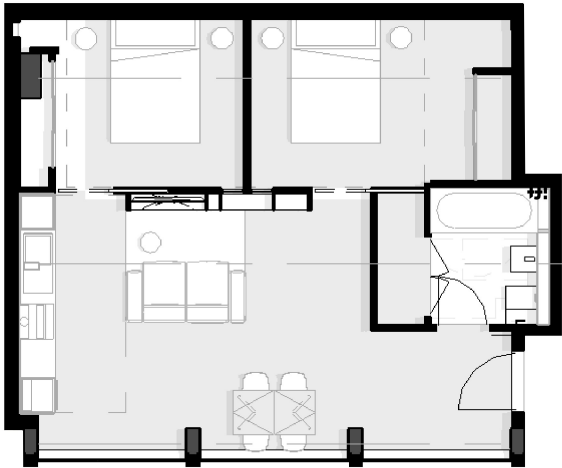
One Bedroom Unit - Axonometric



One Bedroom Unit - Sketch Visual



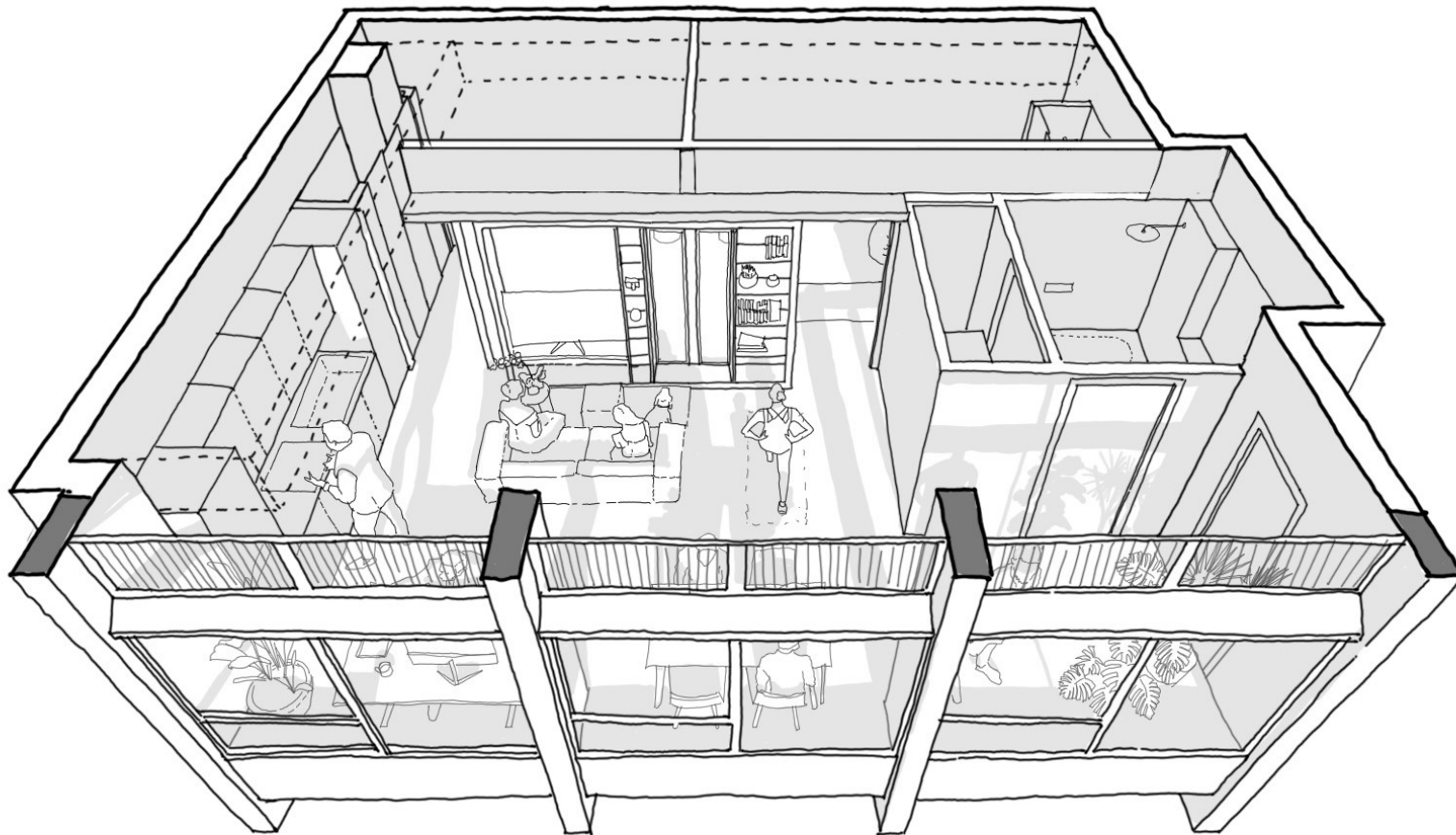
**FULL ACCESSIBLE
(M4(2)) COMPLIANT
HOMES WITH THE
POTENTIAL FOR
M4(3).**



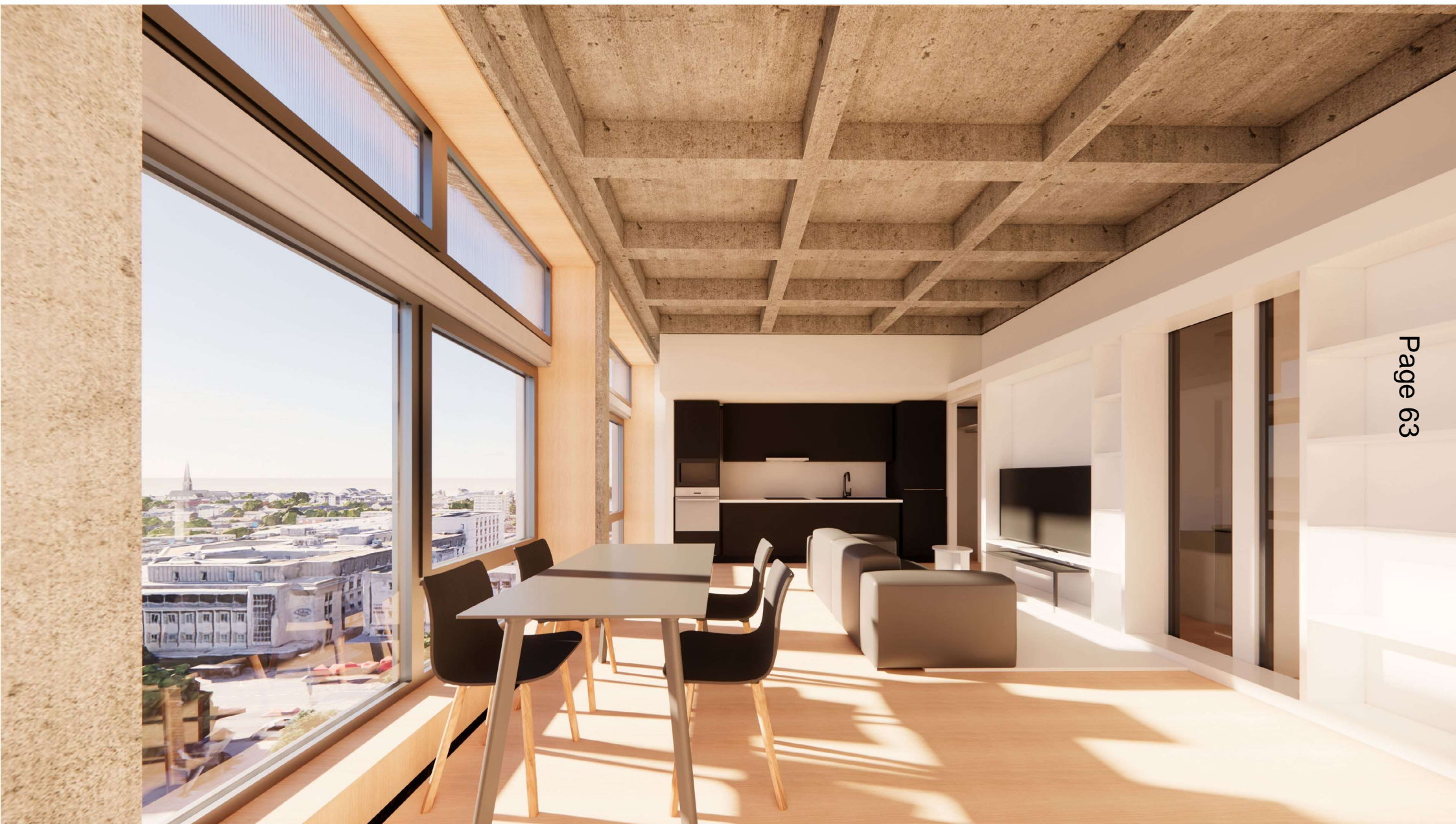
Two Bedroom Unit - Plan



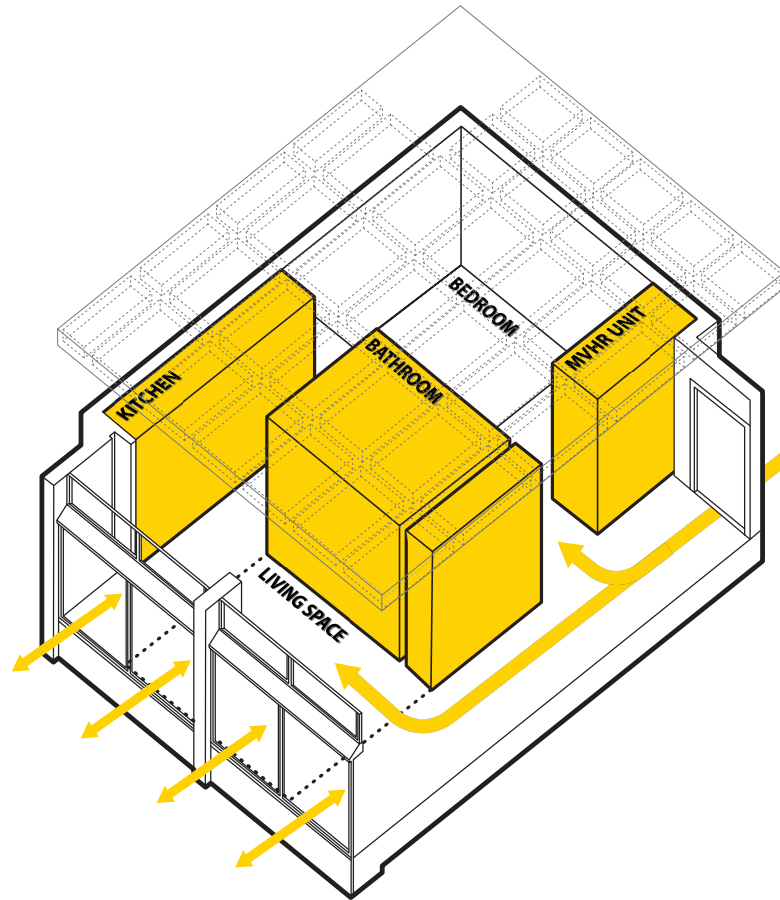
Two Bedroom Unit - Axonometric



Two Bedroom Unit - Sketch Visual



LIVING ON THE ELEVATION - IN UNIQUE HIGH QUALITY HOMES.

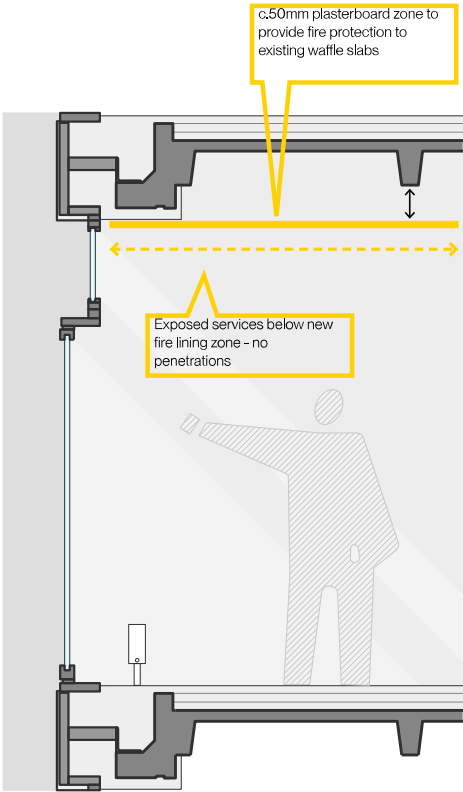


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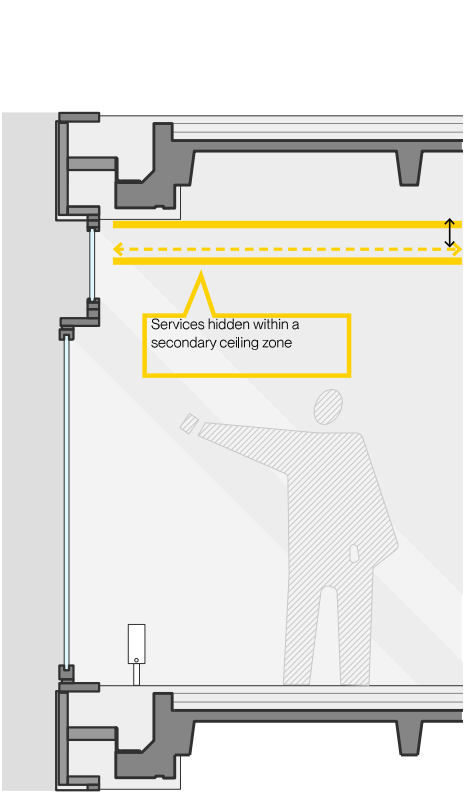


VENTILATION APPROACH + HERITAGE

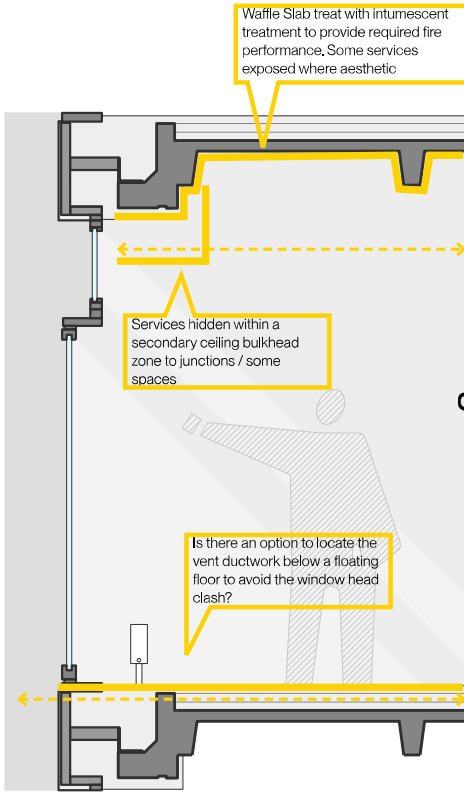
FIRE PROTECTION OF THE SLAB + SERVICE STRATEGIES



Option 01

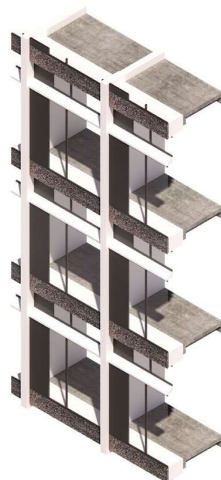
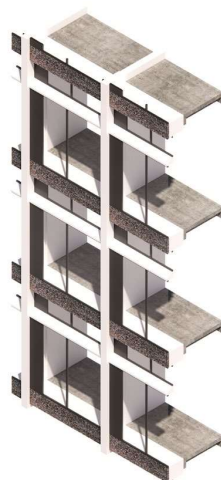
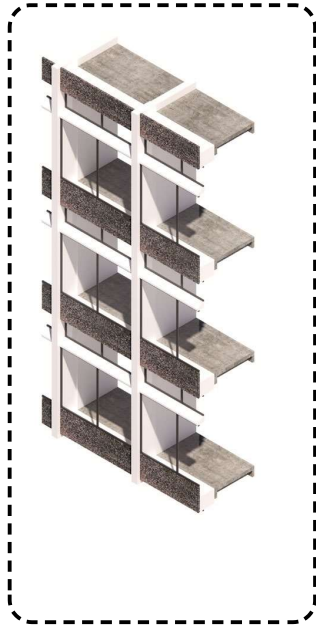
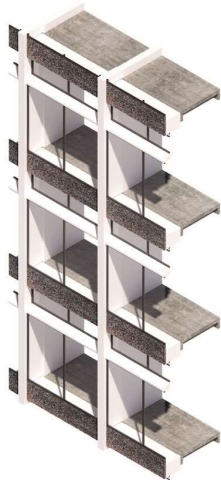
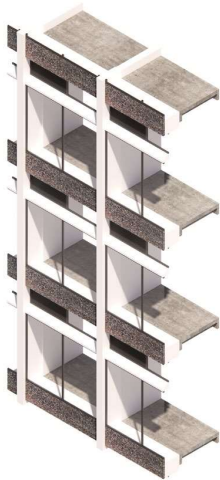


Option 02



Option 03

**EXPLORING THE
FACADE
APPROACH.**





WAYFINDING
CIVIC CENTRE

LEISURE THE TOWER ROOF.



Civic Tower Restaurant - 1962

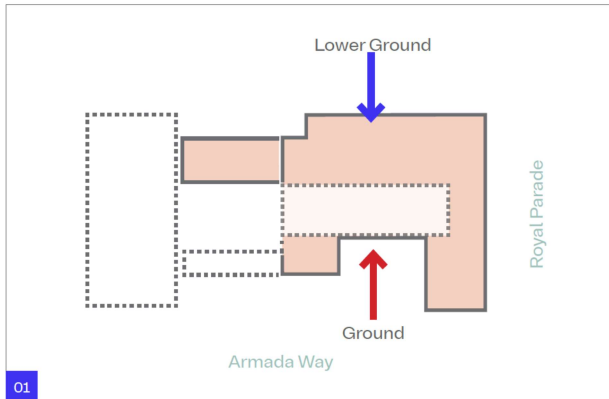
CIVIC.

City College Plymouth Impact Statement

The Green-Blue Skills Hub will:

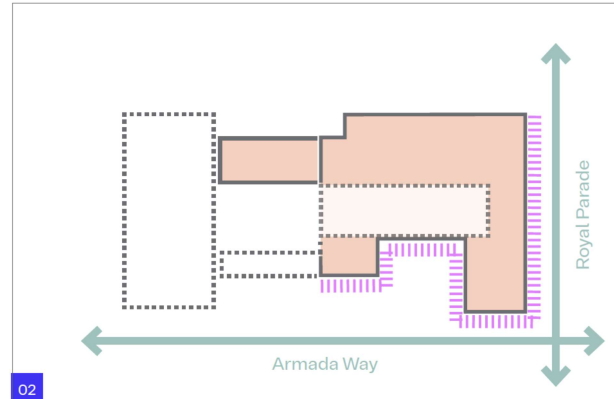
- be dedicated to training people for the skills of the future
- focus on high-value skills for the green and blue economies, such as offshore wind, sustainable energy and electric transport
- offer up to 60 courses, from Apprenticeships to higher education and adult skills programmes, supporting around 2,000 learners each year
- support local people and employers to prepare for new industries and opportunities
- reinvigorate the city centre by increasing daily footfall in the Civic Centre and the surrounding area.

City College Plymouth Design Drivers



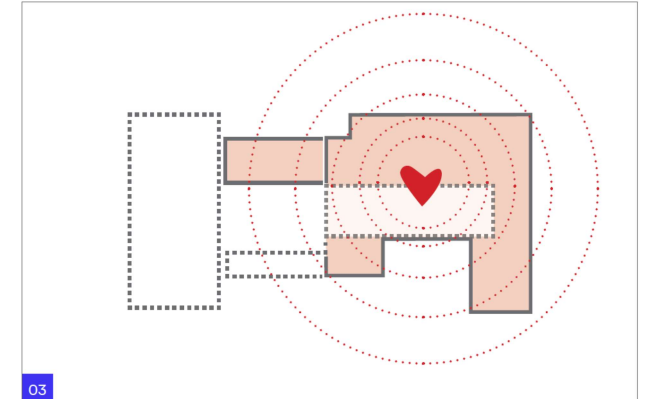
01 Access

Primary access is at ground level, off Armada Way. Secondary access at lower ground level.



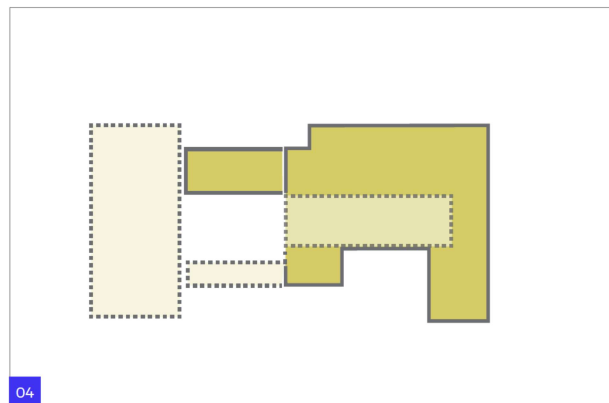
02 Active Frontage

Generate an active frontage on the 3 key elevations to publicise the College.



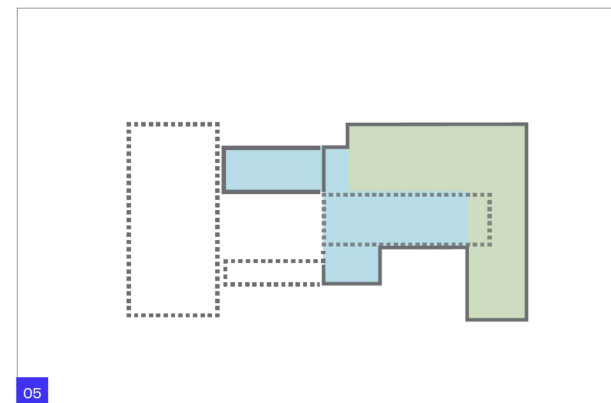
03 Community and Connectivity

A welcoming atrium space at the main entrance with space to gather and circulate.



04 Conserve History

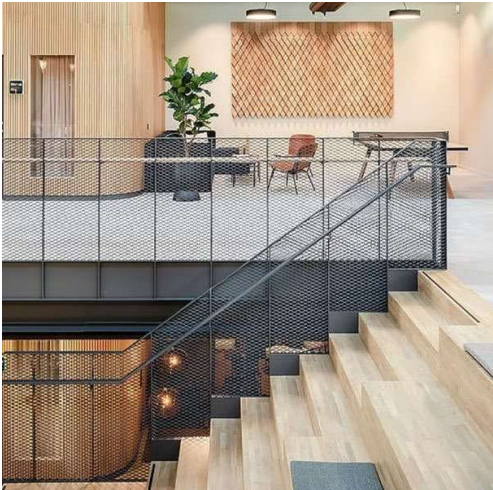
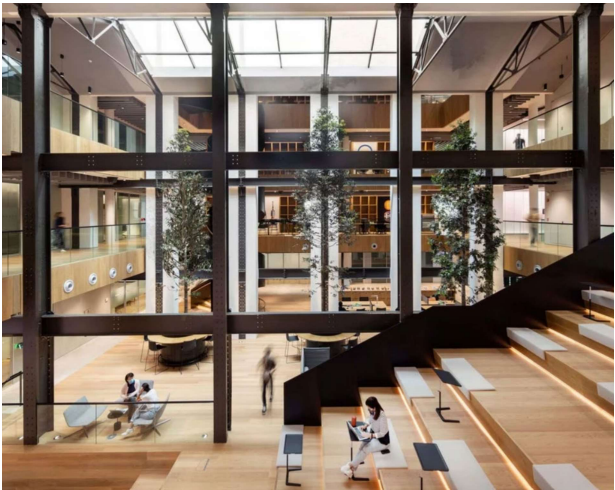
Aim to conserve the existing building and its features by continuing the architectural language throughout the design.



05 Embed 'Blue Green' Ethos

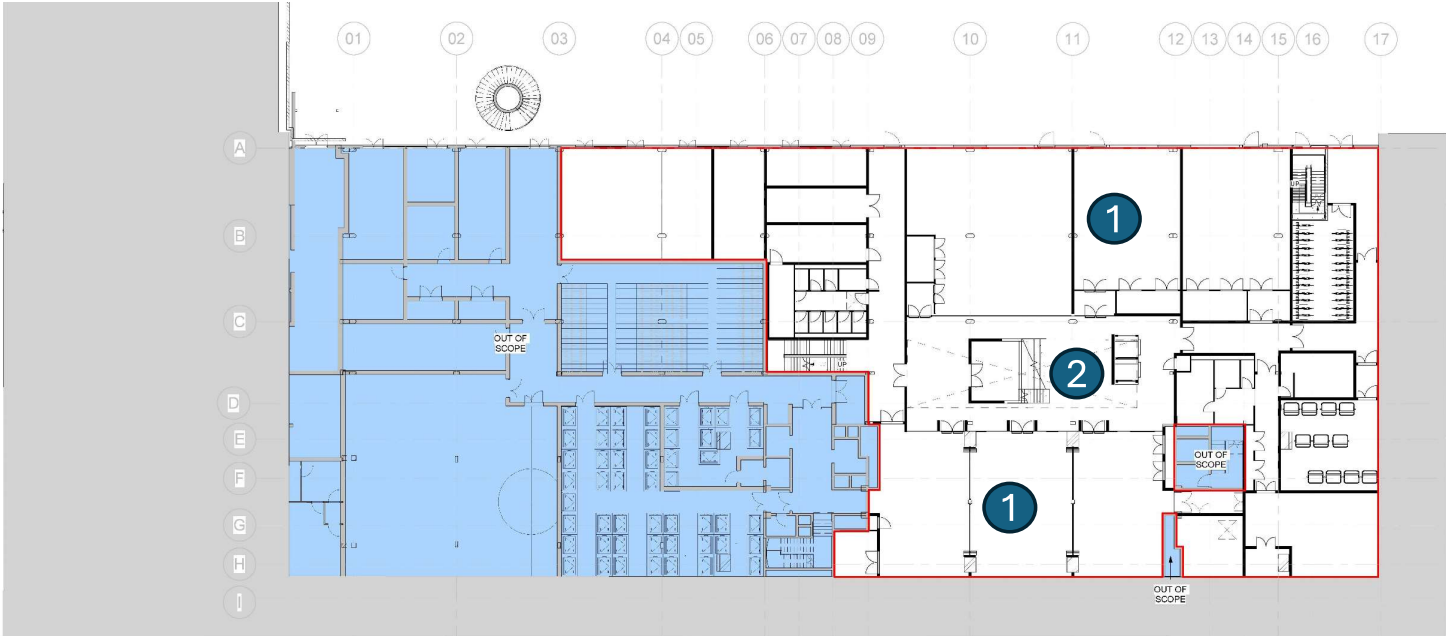
Promote the Blue Green curriculum through expression of design, whilst also embedding a strong sustainability strategy.

City College Plymouth - Look & Feel



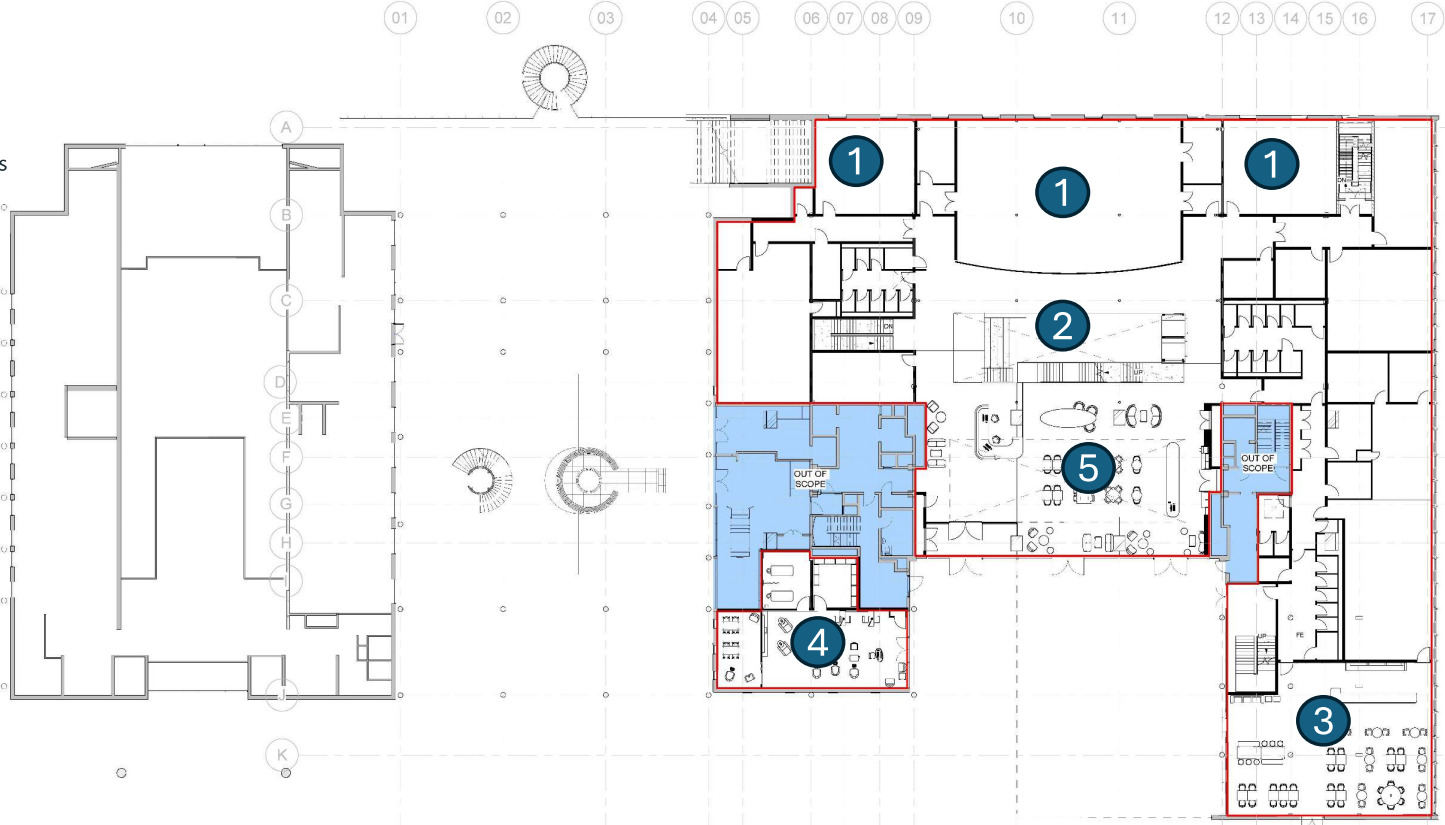
Lower Ground Floor Plan

- 1 6no. Workshops for technologically advanced curriculum teaching
- 2 Heart Space



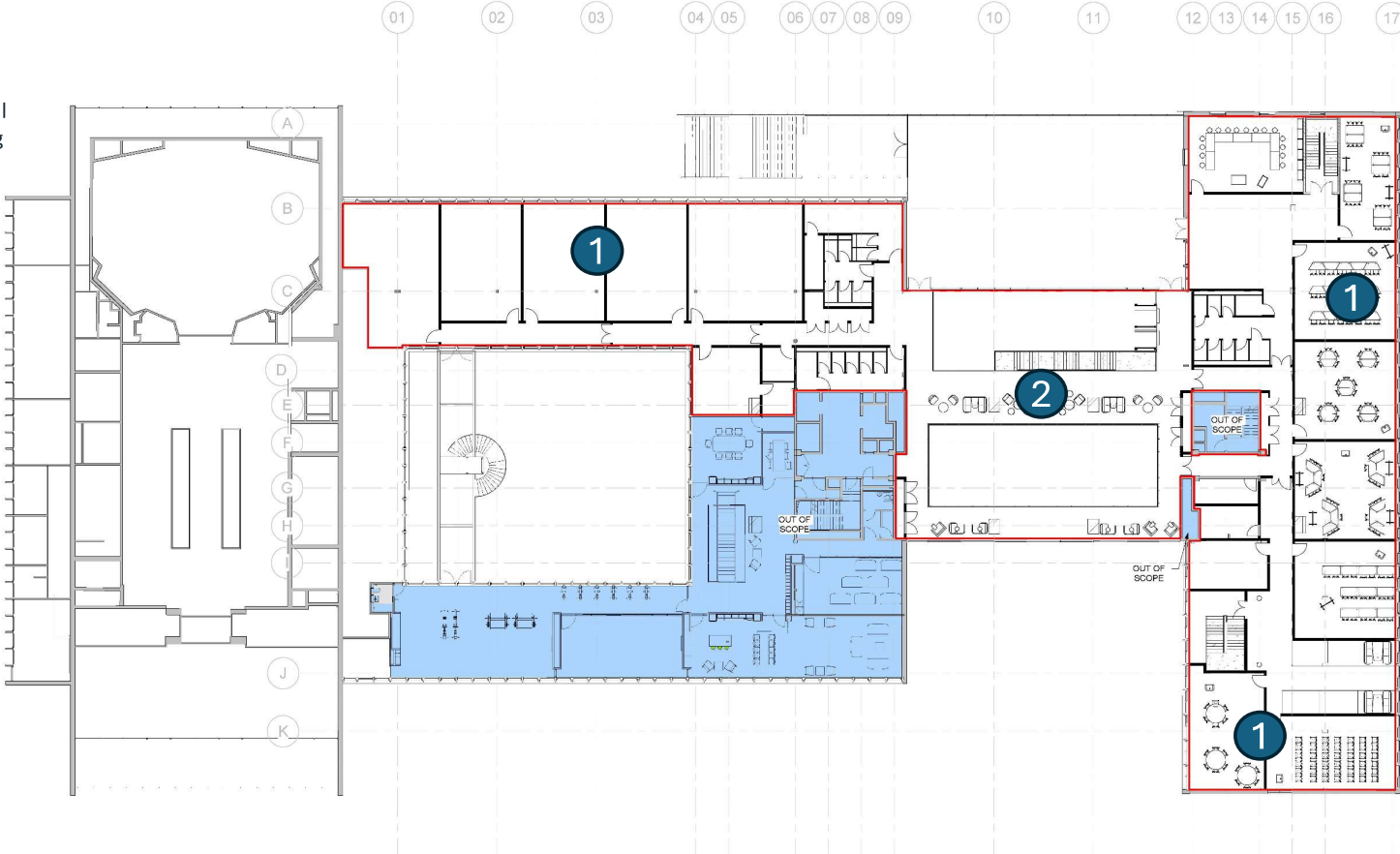
Ground Floor Plan

- 1 Digital space with innovative AR/VR rooms
- 2 Heart Space
- 3 Restaurant
- 4 Wellness spa
- 5 Cafe



First Floor Plan

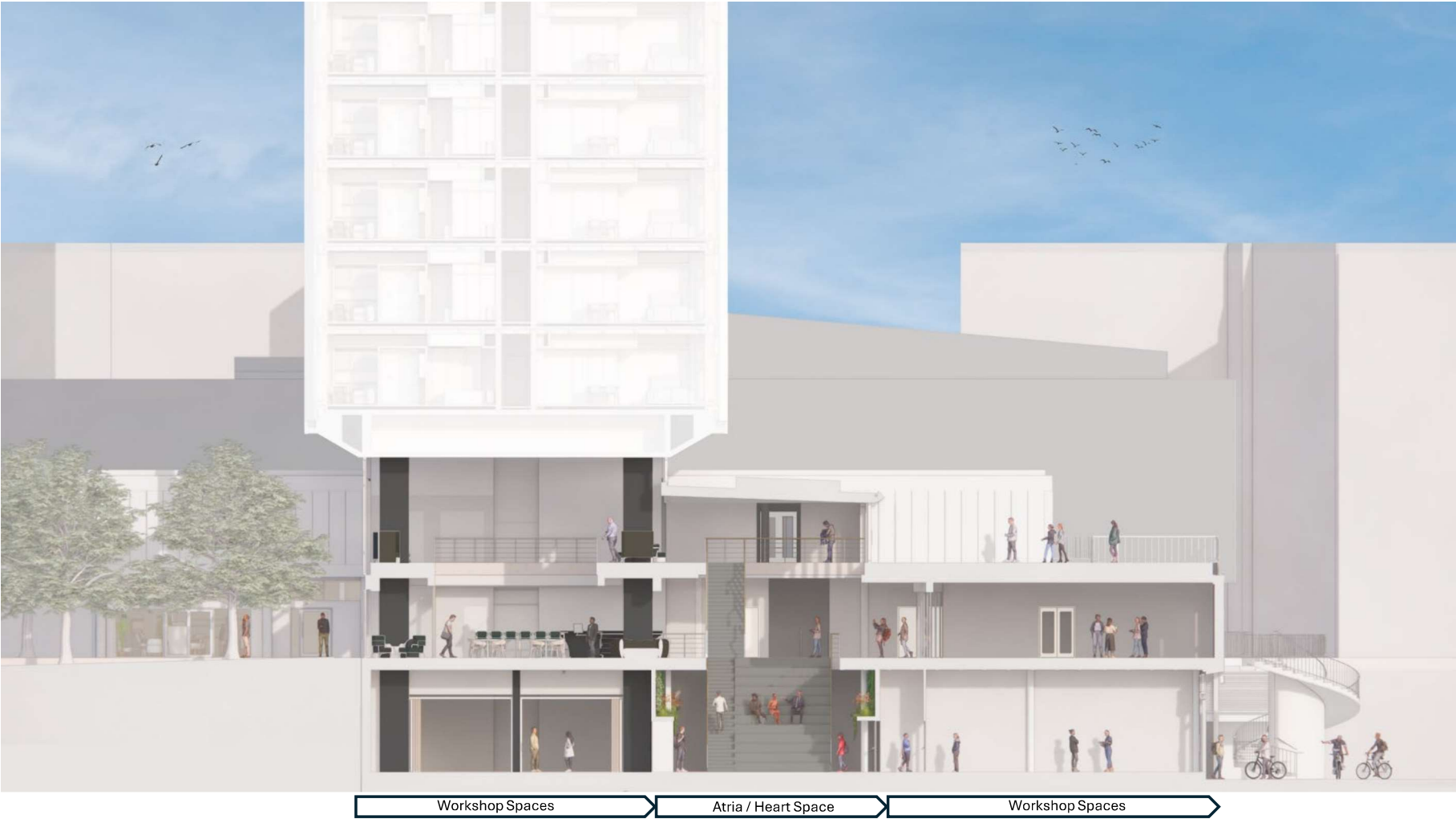
- 1 Classrooms for formal teaching and learning
- 2 Heart Space



Proposed Section

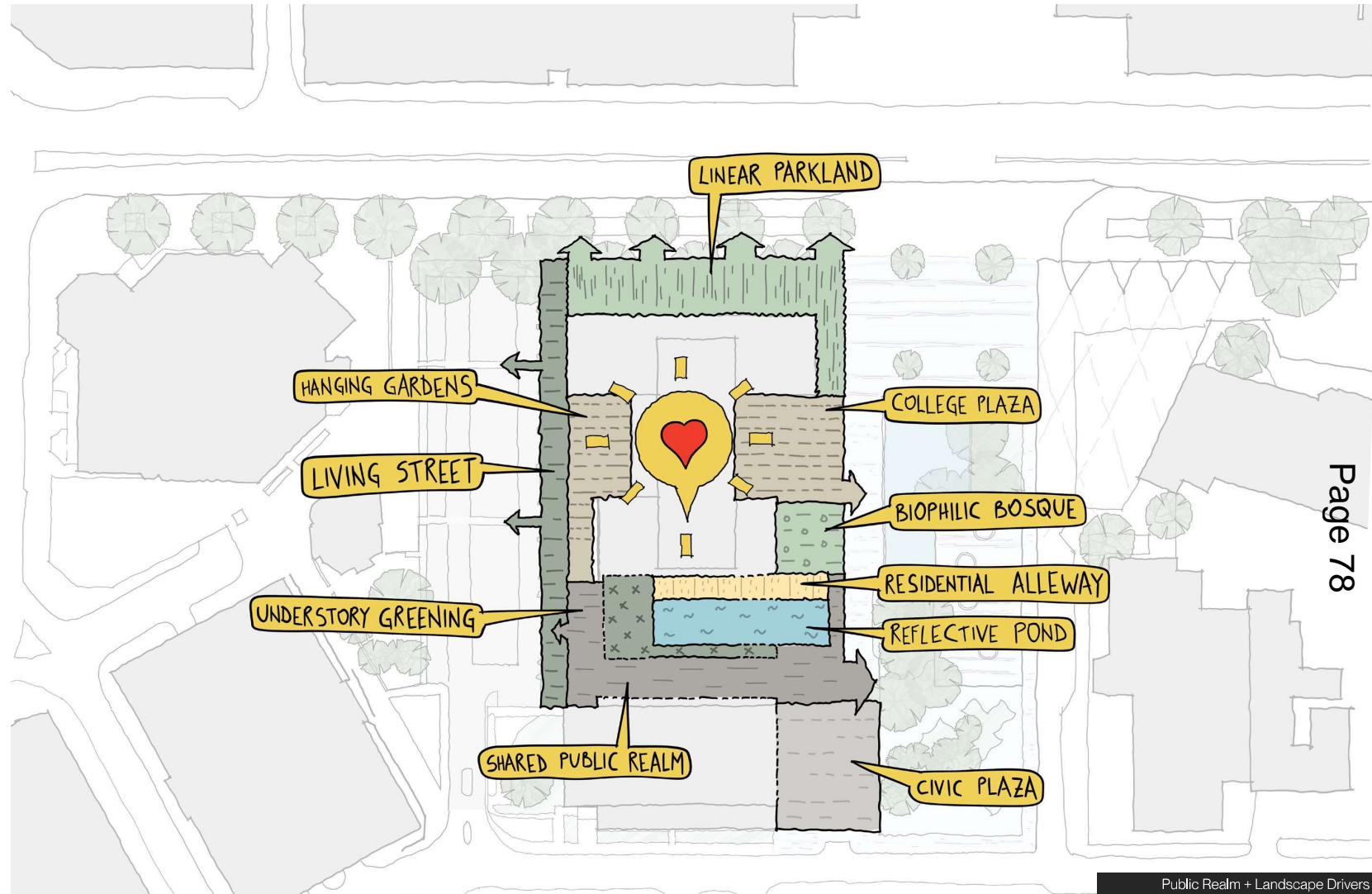


Proposed Section



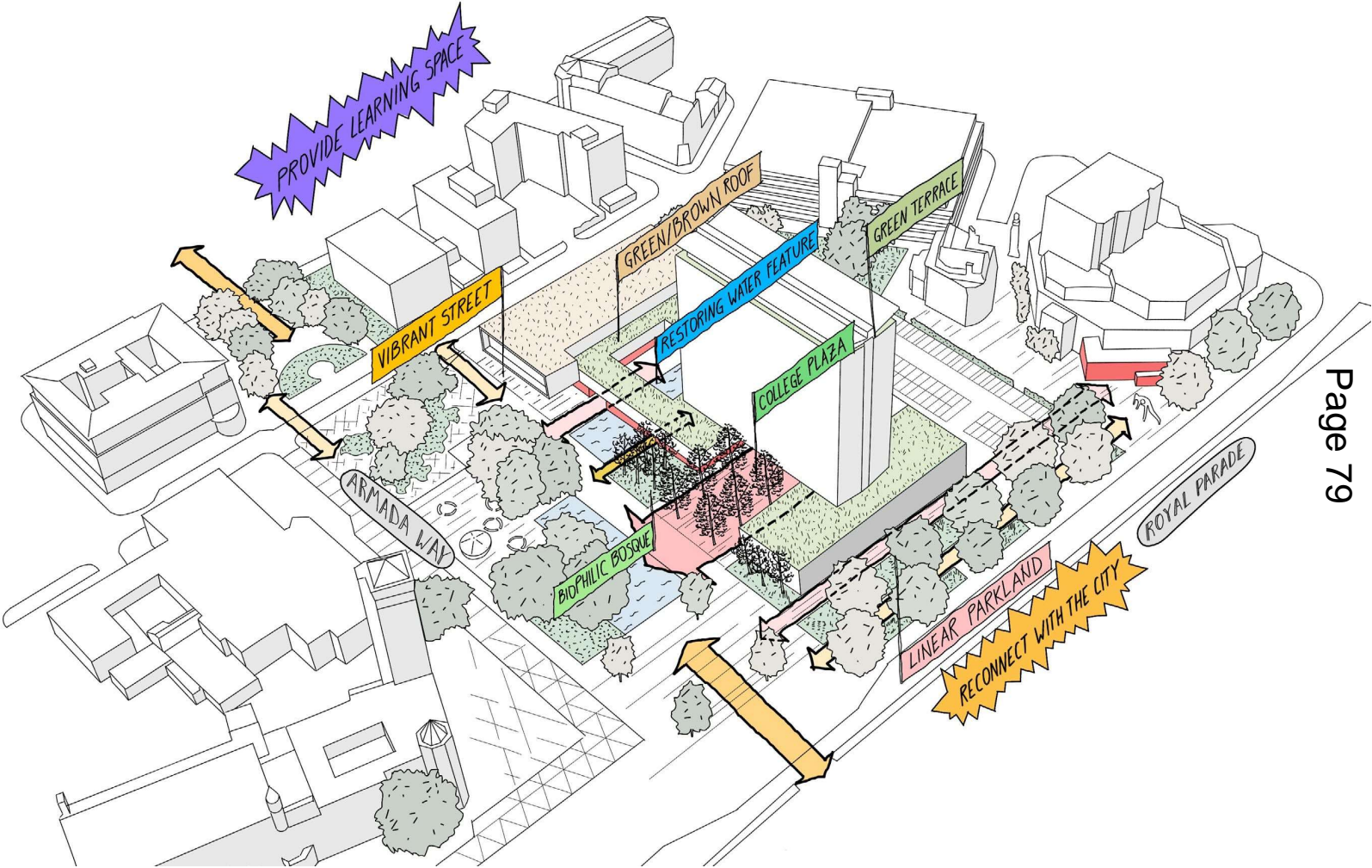


LANDMARK PUBLIC REALM.



CIVIC.

AN ATTRACTIVE,
VIBRANT,
VIBRANT + ROBUST
CANVAS.





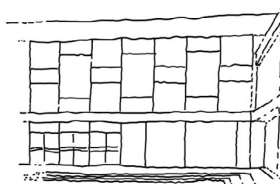
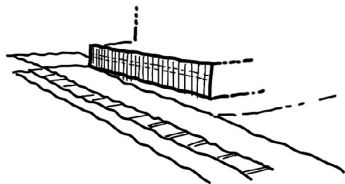
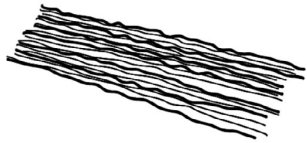
Early model of Plymouth Civic Centre - The Stirling Scheme

Linear soft and hard landscape

Jellicoe's plan for the Great Square

Triangular paving pattern geometry of Guildhall

Fibonacci system of harmonic proportions within indoor paving



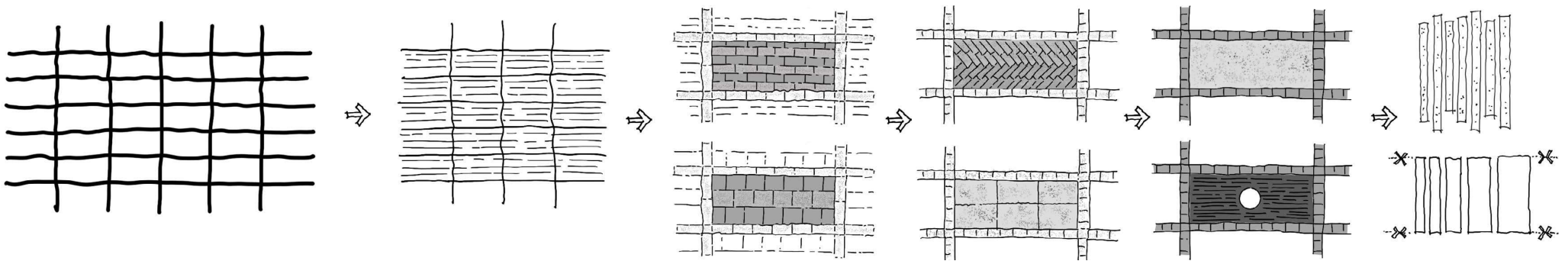
Linearity and main grid interpretation

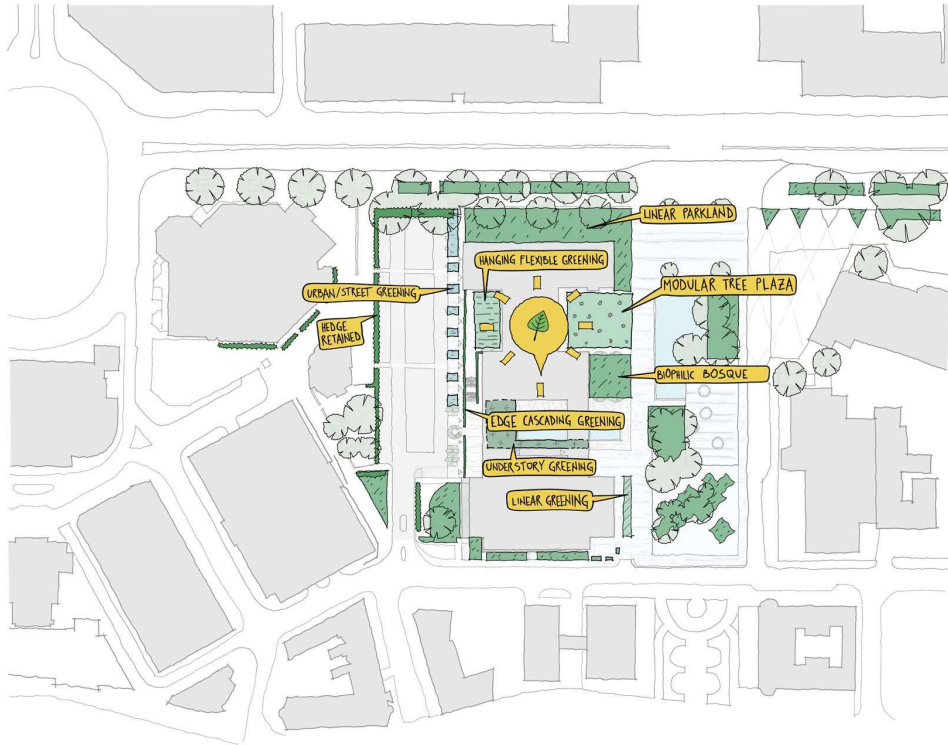
Interpretation of the secondary grid

Linear grid and stepped detail interpretation

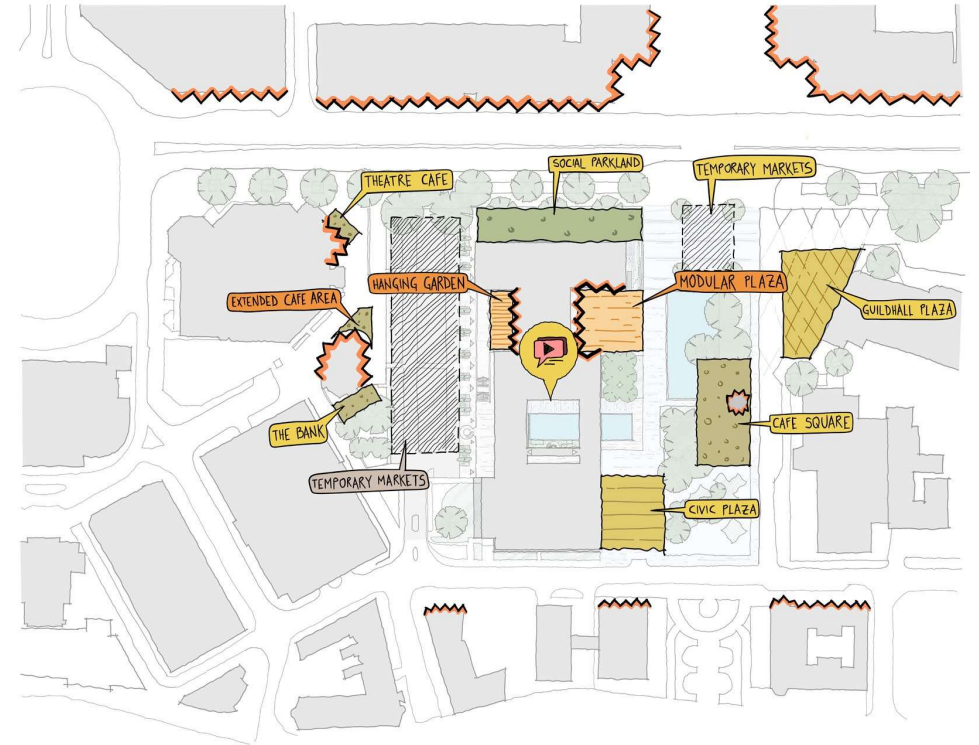
Geometrical patterns, bond typology systems and textures

Applying Fibonacci system to dimensions, proportions and colour alternation



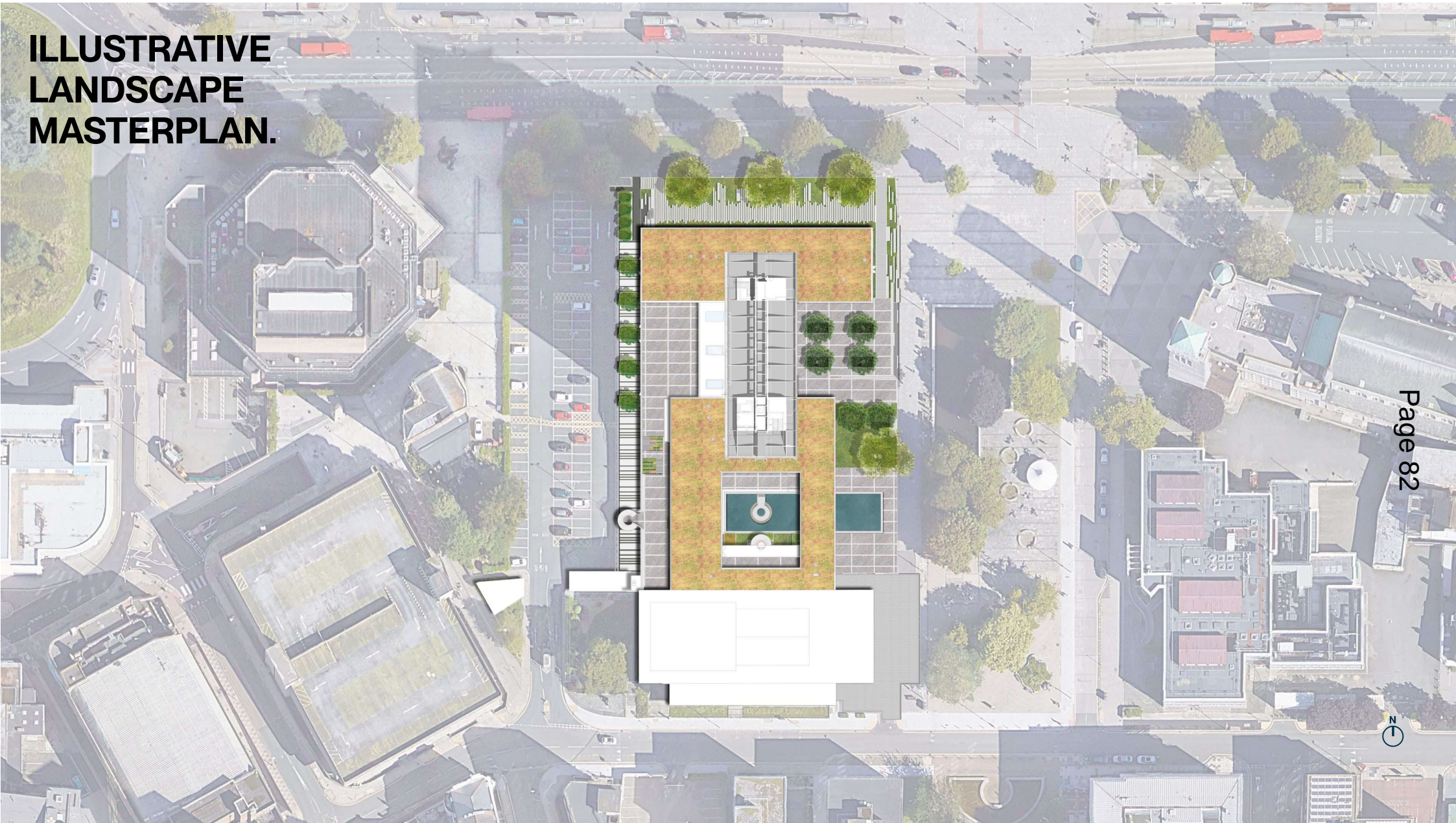


Living Infrastructure



Active Zones + Active Edges

**ILLUSTRATIVE
LANDSCAPE
MASTERPLAN.**





PREVIOUS STAGE 3 CONSENTED SCHEME.



CURRENT STAGE 3 WORK IN PROGRESS.



THE KEY CHANGES

- Design Updated to include **a new stair and lift to allow compliance with latest fire regulations** and guidance for the new homes within the tower
- Replanning of the **apartments to provide compliance with National Space Standards** and **Accessibility Standards** with a change to the mix of homes
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- Approach to the **elevations updated to allow for mechanically ventilating the new homes**, and create **a more heritage sensitive design response** to the east and west facade replacement
- **Inclusion of a new stair and lift to the bridge podium** to disconnect the Council House from the High Risk Building
- **Investigation of a full public access approach to the rooftop**



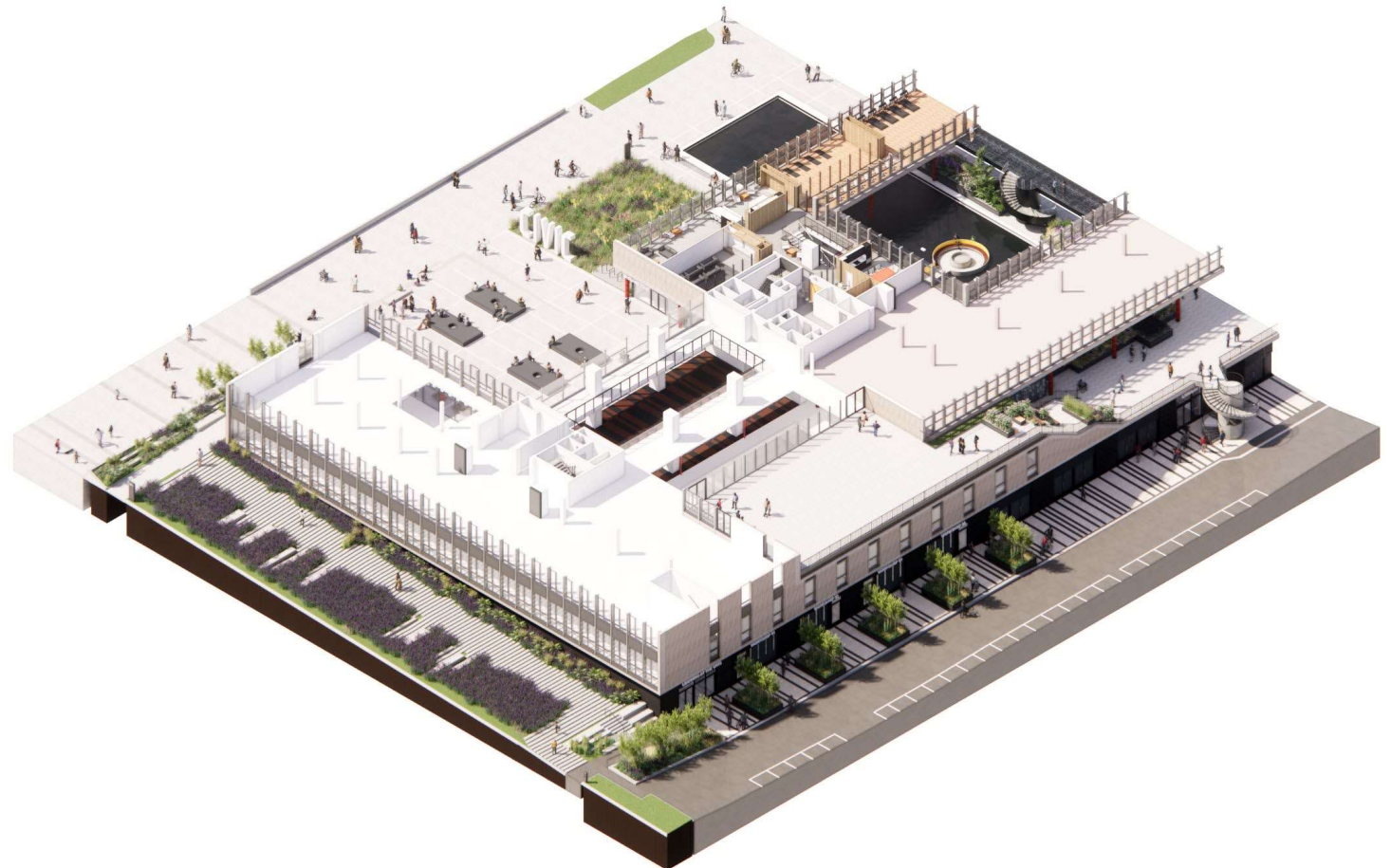
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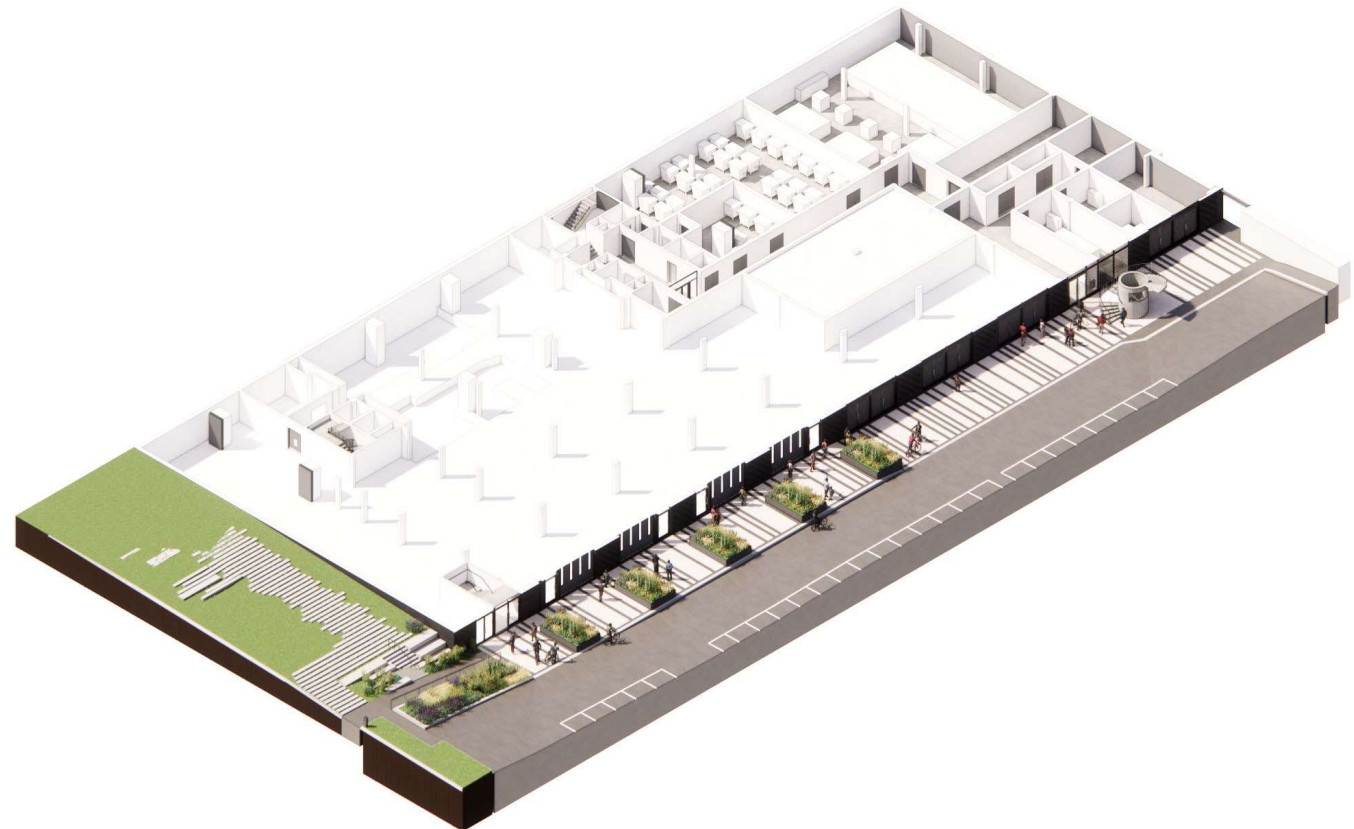
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NOW TIME FOR A QUICK
FLYTHROUGH

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Food Waste Collection Service

Cabinet 8 December 2025



PLYMOUTH
CITY COUNCIL



Food Waste Project Overview



- **Statutory Driven City Wide Weekly Food Waste Collection:** integrates with existing waste services for seamless operation. i.e same day as existing. Delivered across 9 rounds.
- **Infrastructure:** New food waste internal and caddies, communal bins, bespoke food waste vehicles. Depot and transfer site preparations.
- **Anaerobic Digestion Processing:** Collected food waste is processed at an anaerobic digestion facility to produce renewable energy
- **Operational Readiness:** Route design. Distribution to households. Resourcing: 2 Team Leaders, 10 drivers, 20 collectors ensure efficiency and safety in waste management operations
- **Public Engagement, Communications & Behavioural Change**

Benefits

- Reduction of the total cost of treatment of Residual waste (per annum)
- Enhances recycling rates (circa 5-8% uplift)
- Meeting Government requirements
- Redirects green house gases and converts waste into renewable energy via anaerobic digestion
- Community awareness of recycling in general



Business Case Financial Overview – Defra Funding



- Capital case £2,996,779 approved November 2024, funded by:
 - Stage 1 Capital Defra Grant of £1,941,574 for vehicles and containers.
 - Service borrowing of £355,205
- Defra Transitional Funding - mobilisation
 - £570,159 allocated for project management, distribution, procurement fees and communications.
- 4 year total revenue cost £4,256,333
- Defra New Burdens Funding – Ongoing
 - TBC – estimated for Business Case as a balancing line
 - 2026/27 – £600,000
 - 2027/28 - £800,000
 - 2028/29 onwards - £800,000

Business Case Financial Overview

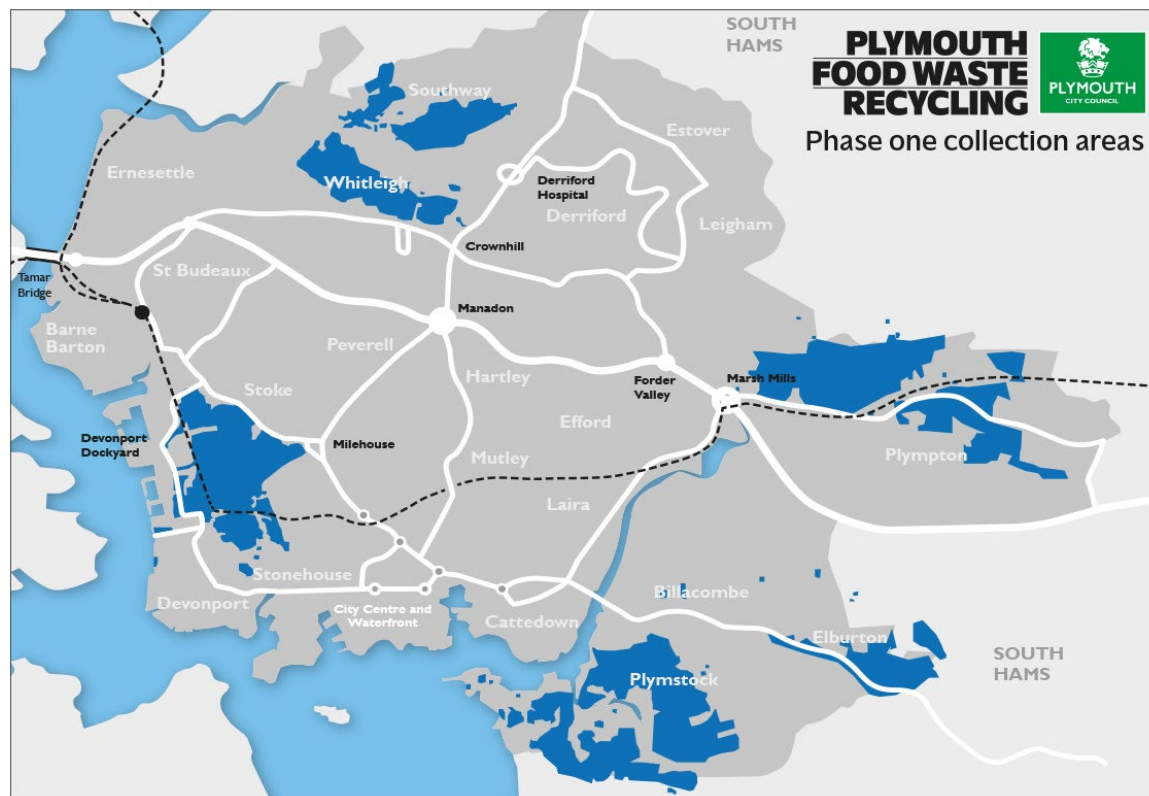


	2025/26	2026/27	2027/28
(A) Total Cost: Distribution, Comms, Project Management, Staff, Vehicle, Haulage, Disposal and Service borrowing	276,759	1,812,165	1,872,674
(B) Total Savings: Removal of EfW disposal costs	4,895	381,778	600,990
Net cost (A – B)	271,864	1,430,387	1,271,684
Funding: Defra Transitional Grant	187,603	382,556	0
Funding: Defra New Burdens	0	600,000	800,000
Funding: Existing Budget	250,000	500,000	500,000
Total Funding	437,603	1,482,556	1,300,000
Overall Net (benefit) cost	(165,739)	(52,169)	(28,316)

First phase



PLYMOUTH
CITY COUNCIL



- Devonport (inc Keyham)
 - Plympton
 - Plymstock
 - Stoke
 - Southway
 - Tamerton Foliot
 - Whitleigh
- [Address tool](#)

Phased Roll out



Public Engagement & Behavioural Change Strategy



GUIDING PRINCIPLES FOR PUBLIC ENGAGEMENT AND BEHAVIOURAL CHANGE STRATEGY



Collaborative

Working with stakeholders, partners, and the community



Evidence-Based

Grounded in research and data



Innovative

Seeking creative and new approaches



Communicative

Ensuring clear and open communication



Responsive

Adapting to feedback and changing needs

Questions



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Plymouth City All Age Unpaid Carers Strategy

Supporting carers, strengthening community

December 2025

Mark Collings, Karlina Hall & Clare Stirling



What is the Plymouth All-Age Unpaid Carers Strategy?

- In recognition of the **incredible contribution** that unpaid carers provide
- The **vital role and value** of unpaid carers and toll that caring can take on health and wellbeing
- Partners came together to co-produce the carers strategy that contains **key priorities** and commitments to support unpaid carers for over 3 years, 2025 -2027 (inclusive)
- It **addresses the needs of carers** of all ages and backgrounds
- It aims to create an **inclusive and caring environment** for those providing unpaid care
- Guides **decision-making** by serving as a reference point



Who are Carers?

- A carer is anyone, including children and **adults who looks after a family member, partner or friend who needs help** because of their illness, frailty, disability, a mental health problem or an addiction and cannot cope without their support. The care they give is unpaid.
- Young carers are **defined as above**, but under the age of 18
- Women have a 50:50 chance of providing care by the time they are aged 46, men by the age of 57; 11 years later **women are more likely to provide care**, and more likely to be working part-time
- Over **23,000 carers** in Plymouth according to last census
- Plymouth School Census 2025 identified **846 young carers** in schools, a **further 516 recorded on Eclipse** in Sept 2025 totalling **1,299 young carers** known to Children's Services.



Challenges Faced

- Systemic problems in **social care sector**, retention and recruitment crises
- Insufficient funding, low pay, **over reliance on informal** family and friend carers
- An ageing population, **people living longer with conditions**, and care being brought closer to home
- Caring will feature in **even more people's lives** in the future
- Every day, **12,000 people** become unpaid carers



Challenges Faced cont.

- Carers more likely to have **health issues**, data shows health inequalities between those caring for disabled, older and ill-relatives and friends and those not.
- 2024 GP Patient survey in England - 70% of carers **long-term physical or mental health condition**, disability or illness compared to 59% of non-carers.
- Carers less likely to work, **more likely to live in poverty**, Carer's Allowance, the main carers' benefit is the lowest benefit of its kind at £83.30 per week (2025/6 rates)
- Young carers, impact on attendance, **attainment at school and access to higher education**, employment and training opportunities.
- Numerous studies have highlighted the **physical and mental health impact of caring** on young people.
- Young carers caring for 35 hours a week or more are **86% less likely to obtain a degree** and 46% less likely to enter employment



CARERS IN PLYMOUTH



23,956

According to the 2021 Census, there are over twenty-three thousand carers in Plymouth.



Provide up to 19 hours of unpaid care per week



Provide 20-49 hours of unpaid care per week



Provide up to 50 or more hours of unpaid care per week



More women than men are carers, with the highest number in the 50-59 age group



In the 2024 School Census in Plymouth there were **730 young carers** identified in primary and secondary schools.

2025 – 2027

PLYMOUTH ALL AGE UNPAID CARERS STRATEGY

SUPPORTING
CARERS,
STRENGTHENING
COMMUNITY

CARERS STRATEGIC PARTNERSHIP BOARD



Who is the Carers Strategy for?

- **Unpaid carers in Plymouth** of all ages and backgrounds
- Those who **work with carers, including employers**
- The Carers Strategic **Partnership Board** (explanation of CSPB)
- Other Voluntary, Community, and Social Enterprise **(VCSE) organisations**



How was the Carers Strategy formed?



Task & Finish Group



Research & statutory guidance



Feedback through surveys



Carer engagement

What have Carers identified as the priorities for the strategy?

1. Improved access to support services that work for carers (including young carers)

Enhance carers' access to a comprehensive range of support services, including occupational therapy and community-based resources, while improving service coordination, communication, and responsiveness.

2. Enhanced financial support so carers have better access to support and information on financial matters and rights

Alleviate the financial burden on carers by helping them access available resources, grants, income support, and workplace flexibility.

3. Improved health, safety and wellbeing of unpaid carers (emotional and psychological support)

Support carers' mental and emotional wellbeing through access to trusted support systems, counselling, peer support, tailored breaks, and safeguarding.



What have Carers identified as the priorities for the strategy?

4. Early identification and recognition of unpaid carers

Increase recognition of unpaid carers' contributions, create platforms for advocacy, and ensure their inclusion in decision-making processes.

5. Improved information, advice and communication

Ensure that carers have clear, accessible information on available resources, support services, and care pathways, tailored to diverse needs

6. When your caring role changes – supporting carers during transitions

Support carers through the emotional and practical changes of transitioning out of their caregiving role, providing guidance on rebuilding their lives and fostering social connections.

The Implementation Plan

1. A Working Group from the CSPB met regularly to develop **the first draft of the action plan**
2. The Action Plan is based on the **6 priorities from the strategy** but also includes **actions from the previous CSPB plan**
3. Each member of the **Working Group is leading** the actions for each of the priorities.
4. Progress on the actions are **reported back to the CSPB.**



How will we know if it's making a difference?

1. Both **qualitative and quantitative** measures across the 6 priorities, i.e. carer feedback and satisfaction (surveys, voice groups)
2. Assessing **improvements in carers'** physical and mental health through check-ins
3. Tracking the **increase in the number of carers identified**
4. Measuring the **participation of carers in community** activities and support groups
5. Policy and **systematic changes**
6. The CSPB is working with the **HDRC** to create and implement an evaluation framework that encompasses all of the above



What is “No Wrong Doors for Young Carers”?

1. “No Wrong Doors” for Young Carers is a template MoU designed to **improve joint working** between adult and children's social care services, ICBs and other key organisations in respect of **identification and support for young carers and their families**. It covers a range of areas such as identification, whole-family approaches to support and transitions from children to adult services.
2. The 4th version of "No Wrong Doors for Young Carers" was **published in February 2024**. This was on the back of a national review and refresh of the MoU carried out by **Carers Trust on behalf of the LGA and ADASS as Partners in Care and Health**
3. Plymouth’s MOU has been **signed by** the Director of Adult Social Services; Director of Children’s Services; NHS Devon Integrated Care Board; Livewell Southwest; NHS UHP Trust; Time4U Partnership (The Children’s Society & PCC Community Youth Team); Improving Lives Plymouth; and Cabinet Members for Health and ASC; Children's Social Care; and Education, Skills

Any Questions?

Thanks for listening