



**Oversight and Governance**

Chief Executive's Department

Plymouth City Council

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Published 20/09/24

## Delegated Decisions

### Delegated Executive/Officer Decisions

Delegated Executive and Officer decisions are published and are available at the following link - <https://tinyurl.com/ms6umor>

Cabinet decisions subject to call-in are published at the following link - <http://tinyurl.com/yddrql6>

Notice of call-in for non-urgent decisions must be given to the Democratic Support Team by 4.30 pm on Friday 27 2024. Please note – urgent decisions and non-key Council Officer decisions cannot be called in. Copies of the decisions together with background reports are available for viewing as follows:

- on the Council's Intranet Site at <https://modgov/mgDelegatedDecisions.aspx>
- on the Council's website at <https://tinyurl.com/jhnax4e>

The decision detailed below may be implemented on Saturday 28 September 2024 if not called-in.

## **Delegated Decisions**

### **I. Councillor Tudor Evans OBE (Leader of the Council):**

- I.a. L14 24/25 Mount Edgcumbe: English Garden House Roof Replacement Scheme

**(Pages 1 - 26)**

# EXECUTIVE DECISION

made by a Cabinet Member




## REPORT OF ACTION TAKEN UNDER DELEGATED AUTHORITY BY AN INDIVIDUAL CABINET MEMBER

Executive Decision Reference Number – L14 24/25

Decision				
1	<b>Title of decision:</b> Mount Edgcumbe: English Garden House (EGH) Roof Replacement Scheme			
2	<b>Decision maker:</b> Councillor Tudor Evans OBE (Leader of The Council)			
3	<b>Report author and contact details:</b> David Marshall (Business Development Manager)			
4	<b>Decision to be taken:</b> <ol style="list-style-type: none"> <li>Approves the Business Case</li> <li>Allocates £326,000 into the Capital Programme, financed by £256,000 from DEFRA, £50,000 from Historic England and £20,000 from Friends of Mount Edgcumbe</li> </ol>			
5	<b>Reasons for decision:</b> <p>The English Garden House is a Grade II* listed building located in the lower gardens at Mount Edgcumbe Country Park, that receive 250,00 visitors a year. The house retains many of its original features as a 'Pleasure House', including a sunken bath and intricate 18th century woodwork. In its current state the building remains inaccessible for public access with considerable water ingress, condemned electrical infrastructure and is included as a structure on the 'At Risk' register. Restoration of the roof and associated drainage work is required to protect the listed interior and the artefacts that are within it. For works to begin, the project requires approval, and an allocation of £326,000 into the Capital Programme, financed by £256,000 from DEFRA, £50,000 from Historic England, and £20,000 from Friends of Mount Edgcumbe.</p>			
6	<b>Alternative options considered and rejected:</b> <ol style="list-style-type: none"> <li>No action – Rejected as this would lead to further deterioration of the building, exposing MECF to potential fines from Historic England (and legal insistence that work be undertaken to address the roof), as well as ongoing safety issues and risks to the listed interior.</li> <li>Ongoing maintenance patchwork – Rejected as would lead to higher annual costs and perpetuate the slow decline of a unique and listed asset.</li> </ol>			
7	<b>Financial implications and risks:</b> <p>Financial Implications: £326,000 has been secured for the project, financed by £256,000 from DEFRA, £50,000 from Historic England, and £20,000 from Friends of Mount Edgcumbe. Due to tight grant funding timelines, the project is potentially susceptible to overspend. This will be mitigated by close management by Plymouth City Council's Capital Projects Team.</p>			
8	<b>Is the decision a Key Decision?</b> (please contact <a href="#">Democratic Support</a> for further advice)	Yes	No	<b>Per the Constitution, a key decision is one which:</b>  in the case of <b>capital</b> projects and
			X	

	Please type an X into the relevant boxes				contract awards, results in a new commitment to spend and/or save in excess of <b>£3million</b> in total
			<b>X</b>		in the case of <b>revenue</b> projects when the decision involves entering into new commitments and/or making new savings in excess of <b>£1 million</b> annually
			<b>X</b>		is <b>significant</b> in terms of its effect on communities living or working in an area comprising <b>two or more</b> wards in the area of the local authority.
	<b>If yes, date of publication of the notice in the <a href="#">Forward Plan of Key Decisions</a></b>		N/A		
<b>9</b>	<b>Please specify how this decision is linked to the Council's corporate plan/Plymouth Plan and/or the policy framework and/or the revenue/capital budget:</b>		<p>The English Garden House (once safe and watertight) will be developed to provide free pre-booked tours for Plymouth residents and schools to visit and learn about the history and importance of garden development, the environment, biodiversity, pollinating plants and insects (it will include visits to the Black Bee Reserve next door).</p> <p>This links to the Council's Corporate Plan priorities of Green investment, jobs, skills, and better education; Providing quality public services; and Spending money wisely.</p>		
<b>10</b>	<b>Please specify any direct environmental implications of the decision (carbon impact)</b>		A climate Impact Assessment is attached.		
<b>Urgent decisions</b>					
<b>11</b>	<b>Is the decision urgent and to be implemented immediately in the interests of the Council or the public?</b> Please type an X into the relevant box	<b>Yes</b>			(If yes, please contact Democratic Support ( <a href="mailto:democraticsupport@plymouth.gov.uk">democraticsupport@plymouth.gov.uk</a> ) for advice)
		<b>No</b>	<b>X</b>		<b>(If no, go to section 13a)</b>
<b>12a</b>	<b>Reason for urgency:</b>				
<b>12b</b>	<b>Scrutiny Chair Signature:</b>		<b>Date</b>		
	<b>Scrutiny Committee name:</b>				
	<b>Print Name:</b>				
<b>Consultation</b>					
<b>13a</b>	<b>Are any other Cabinet members' portfolios affected by the decision?</b>	<b>Yes</b>	<b>X</b>		
		<b>No</b>			<b>(If no go to section 14)</b>

	Please type an X into the relevant box				
<b>13b</b>	<b>Which other Cabinet member's portfolio is affected by the decision?</b>		Councillor Jemima Laing (Deputy Leader and Cabinet Member for Children's Social Care, Culture and Communications. Portfolio Holder for Mt. Edgumbe).		
<b>13c</b>	<b>Date Cabinet member consulted</b>		19/09/2024		
<b>14</b>	<b>Has any Cabinet member declared a conflict of interest in relation to the decision?</b>  Please type an X into the relevant box	<b>Yes</b>		If yes, please discuss with the Monitoring Officer	
		<b>No</b>	<b>X</b>		
<b>15</b>	<b>Which Corporate Management Team member has been consulted?</b>	<b>Name</b>		David Draffan	
		<b>Job title</b>		Service Director: Economic Development	
		<b>Date consulted</b>		May 2024	
<b>Sign-off</b>					
<b>16</b>	<b>Sign off codes from the relevant departments consulted:</b>	<b>Democratic Support (mandatory)</b>		DS45 24/25	
		<b>Finance (mandatory)</b>		DJN.24.25.087	
		<b>Legal (mandatory)</b>		LS/00001312/1/AC/11/9/24.	
		<b>Procurement (if applicable)</b>		HG/PS/751/ED/0924.	
		<b>Corporate property (decisions involving Council owned land or facilities) (if applicable)</b>		JW 0125 12/09/24	
		<b>Human Resources (if applicable)</b>		N/A	
<b>Appendices</b>					
<b>17</b>	<b>Ref.</b>	<b>Title of appendix</b>			
	A	Business Case			
	B	Equalities Impact Assessment			
	C	Climate Impact Assessment			
<b>Confidential/exempt information</b>					
<b>18a</b>	<b>Do you need to include any confidential/exempt information?</b>	<b>Yes</b>		If yes, prepare a second, confidential ('Part II') briefing report and indicate why it is not for	

	Please type an X into the relevant box	No	<input checked="" type="checkbox"/>	publication by virtue of Part I of Schedule 12A of the Local Government Act 1972 by ticking the relevant box in <b>18b</b> below.  (Keep as much information as possible in the briefing report that will be in the public domain)				
		<b>Exemption Paragraph Number</b>						
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>18b</b>	<b>Confidential/exempt briefing report title:</b>							
<b>Background Papers</b>								
<b>19</b>	Please list all unpublished, background papers relevant to the decision in the table below.  Background papers are <u>unpublished</u> works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based. If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part I of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.							
<b>Title of background paper(s)</b>		<b>Exemption Paragraph Number</b>						
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>Cabinet Member Signature</b>								
<b>20</b>	I agree the decision and confirm that it is not contrary to the Council's policy and budget framework, Corporate Plan or Budget. In taking this decision I have given due regard to the Council's duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act (2010) and those who do not. For further details please see the EIA attached.							
<b>Signature</b>			<b>Date of decision</b>	19 September 2024				
<b>Print Name</b>	Councillor Tudor Evans OBE (Leader of The Council)							

## CAPITAL INVESTMENT BUSINESS CASE

Mount Edgumbe: English Garden House Roof Replacement Scheme



### EXECUTIVE SUMMARY

*The Executive Summary is a short summary of the Business Case and should be the last section you complete; this will enable you to extract or only the key facts from relevant sections i.e. 'project on a page'. The summary is a 'snapshot' of the business case which will need to tell the story and sell the proposal.*

The English Garden House is a Grade II\* listed building and is on Historic England's 'At Risk' register. Mount Edgumbe Country Park is under pressure from various groups to maintain this building that has fallen into disrepair over the last 20 years.

The English Garden House is a remarkable building and contains many of its original features as a 'Pleasure House', including a sunken bath and intricate 18th century woodwork. It is high profile and is located in the lower gardens that receive 250,000 visitors a year. Restoration of the roof and associated drainage work will protect the listed interior and the artefacts that are within it.

Should we not repair the building, it will further deteriorate, and the internal structure will be damaged putting at risk a very important and protected interior. This will result in further costs and reputational damage for Plymouth City Council and Cornwall Council as joint owners of Mount Edgumbe Country Park.

This project will be funded from a grant provided by DEFRA of £256,000, a grant from Historic England for £50,000 and a contribution from the Friends of Mount Edgumbe (FOME) for £20,000.

The English Garden House is situated in the heart of the formal gardens at Mount Edgumbe Country Park. The building sits only a few yards away from the main Coast Path route used by thousands of visitors from Plymouth every year. In its current state the building remains inaccessible for public access with considerable water ingress, condemned electrical infrastructure and is included as a structure on the 'At Risk' register.

This project will reinstate the roof, water catchment, domestic electrical supply, access pathways and surrounding garden to create a building that will be used to host school and group visits to learn about the history of the gardens, their biodiversity and the importance of sustainable planting and insect (especially bee) conservation.

### SECTION I: PROJECT DETAIL

<b>Project Value (indicate capital or revenue)</b>	£326,000 Capital	<b>Contingency (show as £ and % of project value)</b>	£15,911 5%
<b>Programme</b>	Economic	<b>Directorate</b>	Place
<b>Portfolio Holder</b>	Cllr Jemima Laing, Children and Young People	<b>Service Director</b>	David Draffan (Economic Development)

<b>Senior Responsible Officer (client)</b>	Chris Burton	<b>Project Manager</b>	Tim Thomas
<b>Address and Post Code</b>	Mount Edgcumbe House Cremyll Torpoint Cornwall PL10 1HZ	<b>Ward</b>	Citywide
<b>Current Situation:</b> <i>(Provide a brief, concise paragraph outlining the current situation and explain the current business need, problem, opportunity or change of circumstances that needs to be resolved)</i>			
<p>The English Garden House (EGH) was constructed between 1718 and 1729, in the wilderness garden on the Mount Edgcumbe estate; it is depicted on an estate plan of 1729, but not on a plan of 1718. This makes the EGH (officially dated 1719 – 1729) one of the earliest extant buildings of its type remaining in England. Described variously as a pleasure house, bath house or garden house, it is an extremely rare example of an ‘undisturbed’ structure of that very important period of English garden development.</p> <p>Historic England (of the English Garden House): <i>“It is delightful. Whilst much has been added very little has been taken away.”</i></p> <p>The interior of the building is unique in its architectural and period decoration. It contains elaborate plaster mouldings and wooden oak-leaf and acorn carvings, reliefs, recesses, cornices, chair rails, skirtings, shouldered surrounds, carved portraits, and classical floral and foliate motifs. However, the building’s roof is leaking in several places. It has been subject to lead theft and a patchwork of attempted repairs over many years. The roof slates, felt membrane, batten, fascia and soffits need to be stripped off and be reused or be replaced. The water catchment for the building has either rotted or been robbed away and needs to be restored/replaced.</p> <p>This ongoing situation puts the incredibly delicate interior at risk.</p>			
<b>Proposal:</b> <i>(Provide a brief, concise paragraph outlining your scheme and explain how the business proposal will address the current situation above or take advantage of the business opportunity) and (What would happen if we didn’t proceed with this scheme?)</i>			
<p>We have approached DEFRA (Farming in a Protected Landscape – FiPL) to request funding to restore or replace the building’s roof. This includes all roof materials, the building water-catchment, and the drainage for that water-management system.</p> <p>Early estimates, which include removal and replacement as above plus a weatherproof scaffolding wrap, indicated a project cost of around £250k. With further surveys and preparatory work required (Listed Buildings Consent, asbestos surveys, electrical condition reports, bats and environmental surveys) to be included this estimate increased to around £280k with contingency on top, this resulted in a total project value of £326K.</p> <p>This funding will provide the required resources to complete the project to the brief and schedule of work. There will be no repayment schedule required.</p> <p>Funding has been confirmed and we intend to use the Council’s FM Roofing Maintenance and Repairs contractor to undertake the works.</p>			



**Why is this your preferred option:** *(Provide a brief explanation why this option is preferred) and (Explain why this is a good capital investment and how this would be an advantage for the Council) and (explain how the preferred option is the right balance between the risks and benefits identified below).*

**Business Development:**

A solution has been sought for the English Garden House since at least 2010 in various guises and with various stakeholder partners, interested parties and governing statutory bodies.

In 2014/2015 the Mount Edgumbe Business Plan investigated the business potential of all the buildings across the Park and independent feasibility studies were undertaken to look at the possible future use and income generation from the entire building stock.

At that stage it was recognised that the English Garden House (EGH) was a project which would require sensitive handling (with such a delicate listed interior) – but that also the economies of scale in terms of the capital finance required to leverage change would mean that a business case for that building (specifically) would require external grant funding support.

**National Lottery Application:**

Numerous applications were made to various funding bodies to address the decline of the English Garden House. The building in each case did not quite fit with national or regional funding priorities at that time.

However, the groundwork for this (DEFRA) funding process was laid down at that stage and some very important fundamentals for the building were progressed which have led to the current successful bid with DEFRA, HE and FOMECP.

**Current funding proposal:**

Total funding available of £326,000 (as above in 'Proposal')

This is now seen as the best and only chance for us to secure the building in terms of building integrity and protect the precious interior.

Longer term considerations can then be given to the potential future-use of the structure in the knowledge that the building is secure, and any further improvements can be made without the building under threat of any further deterioration.

The funding proposals from both DEFRA and Historic England include allowing for some free public access to the building in the future 'on tours' at times chosen by the Park Management. This does not preclude potential commercial or educational use.

**Option Analysis:** *(Provide an analysis of 'other' options which were considered and discounted, the options considered must be a 'do Nothing' and 'do minimum' and 'viable alternative' options. A SWOT – Strength, Benefit, Opportunity, Threat analysis could be attached as an appendix).*

**Do Nothing Option**

**List Benefits:**

Zero outlay initially

**List Risk / Issues:**

The building continues to disintegrate with major water ingress. This may lead to the Councils being fined by Historic England

**Cost:**

Up to £400,000

**Why did you discount this option**

Reputational risk for the Councils is high

<b>Do Minimum Option</b>	Part repair
<b>List Benefits:</b>	Temporary respite from leaks
<b>List Risk / Issues:</b>	The whole 'roof scape' is porous and getting worse every year
<b>Cost:</b>	£15,000 per annum
<b>Why did you discount this option</b>	Mount Edgcombe Country Park has carried out patchwork repairs on the roof over many years – but the integrity of the roof, valleys, lead work, guttering, felt, slates, and battening has rotted to the point where ongoing repair cannot combat the ingress of substantial amounts of water and the spread of associated rot.
<b>Viabile Alternative Option</b>	N/A
<b>List Benefits:</b>	
<b>List Risk / Issues:</b>	
<b>Cost:</b>	
<b>Why did you discount this option</b>	

<b>Strategic Case:</b>	
<b>Which Corporate Plan priorities does this project deliver?</b>	Green Investment, Jobs, Skills, and Better Education
	Spending Money Wisely
	Focussing on Prevention and Early Intervention
	Providing Quality Public Services

<b>Milestones and Date:</b>		
Contract Award Date	Start On Site Date	Completion Date
ASAP	30 September 2024	31 January 2025

## SECTION 2: PROJECT RISK, OUTCOMES AND BENEFITS

**Risk Register:** *The Risk Register/Risk Log is a master document created during the early stages of a project. It includes information about each identified risk, level of risk, who owns it and what measures are in place to mitigate the risks (cut and paste more boxes if required).*

<b>Potential Risks Identified</b>		<b>Likelihood</b>	<b>Impact</b>	<b>Overall Rating</b>
<b>Risk</b>	Wholly funded by DEFRA, HE and FOMECP external agencies - there is no financial risk to the council	Low	Low	Low
<b>Mitigation</b>	Ensure there is no overrun on cost beyond a contingency of £15k available from MECP revenue budget. MECP is employing the Capital Project Team at PCC to lead this project to ensure the risk is mitigated.	Low	Low	Low
<b>Calculated risk value in £ (Extent of financial risk)</b>	£15,000	<b>Risk Owner</b>	Chris Burton	
<b>Risk</b>	Meeting the grant deadline of 31 <sup>st</sup> March 2025	Low	Low	Low
<b>Mitigation</b>	Ensure the timely commencement, delivery and completion of the project	Low	Low	Low
<b>Calculated risk value in £ (Extent of financial risk)</b>	£326,000	<b>Risk Owner</b>	Chris Burton	

<b>Outcomes and Benefits</b>	
<p><b>List the outcomes and benefits expected from this project.</b>            (An <b>outcome</b> is the result of the change derived from using the project's deliverables. This section should describe the anticipated outcome)            (A <b>benefit</b> is the measurable improvement resulting from an outcome that is perceived as an advantage. Benefits are the expected value to be delivered by the project, measurable whenever possible)</p>	
<b>Financial outcomes and benefits:</b>	<b>Non-financial outcomes and benefits:</b>
<p>A Grade II* Listed Building that is on the 'At Risk' register will be provided with a watertight roof, water catchment and drainage. This removes the immediate threat of 'action to protect' from Historic England against the council</p>	<p>The council's reputation as an institute that protects and respects the Historic Environment will be maintained.</p>

### SECTION 3: CONSULTATION

<b>Does this business case need to go to CMT</b>	No	<b>Date business case approved by CMT (if required)</b>	N/a
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<b>Climate Impact Assessment</b>	
<b>Upload Climate Impact Wheel</b>	<p>English Garden House roof restoration at Mount Edgumbe (Assessment ID: ENG926)            The Climate Impact Assessment is attached.</p>
<b>Summary of the anticipated impact of the proposal on the climate (including any proposed mitigations and impacts beyond 2030)</b>	<p>This proposal is a strictly controlled like-for-like replacement of materials on a conservation protected historic Grade II* listed building which is on the 'At Risk' register. The building is not heated and currently has no electrical supply.</p> <p>The electrical supply will be recommissioned and will be certified – but in the first instance this will only be to supply a low voltage intruder alarm system.</p>

<b>Have you engaged with Procurement Service?</b>	Yes
<b>Procurement route options considered for goods, services or works</b>	<p>The following procurement routes have been considered:</p> <p><b>Utilising Council's Roofing Repairs and Maintenance Contract</b></p>

	<p>Consideration of utilising the Council's current contract for roofing repairs, if deemed to be suitable.</p> <p><b>Invitation to Tender</b> An Invitation to Tender (ITT) process is followed, without advertisement. With a non-advertised ITT process, you will seek a minimum of 3 written quotations. This is a one-stage process which comprises suitability assessment and contract award criteria. With this option, the suppliers invited to quote will be selected by the Council.</p>
<b>Procurements Recommended route.</b>	<p>The recommendation is to utilise the Council's current Facilities Management contract for roofing repairs and maintenance - 25421. This is due to the nature of the project and the limited timeframe for delivery due to funding stipulated timescales. Undertaking an Invitation to Tender process would add more time to the project programme and potentially would put the Council at risk of not meeting the delivery timescales and therefore losing the funding.</p> <p>Plymouth City Council Strategic Projects team will be supporting with the management and delivery of this project.</p>
<b>Who is your Procurement Lead?</b>	Simone Newark – Construction
<b>Is this business case a purchase of a commercial property?</b>	No
<b>If yes then provide evidence to show that it is not 'primarily for yield'</b>	

<b>Which Members have you engaged with and how have they been consulted</b> <i>(including the Leader, Portfolio Holders and Ward Members)</i>	<p>Cllr Tom Briars-Delve (Co-Chair, Mount Edgumbe Joint Committee)</p> <p>Cllr Jemima Laing (Portfolio Holder for Mount Edgumbe)</p> <p>Cllr Kate Ewert (Co-Chair, Mount Edgumbe Joint Committee, Cornwall Council)</p>
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<b>Confirm you have taken necessary Legal advice, is this proposal State Aid compliant, if yes please explain why.</b>	<p>We have undertaken consultation with Historic England and Cornwall Planning (Listed Building Consent process)</p> <p>No subsidy control issues.</p>
<b>Who is your Legal advisor you have consulted with?</b>	<p>Historic England and Cornwall Planning</p> <p>Alison Critchfield – Assistant Head of Legal Services</p>

<b>Equalities Impact Assessment completed</b> <i>(This is a working document which should inform the project throughout its development. The final version will need to be submitted with your Executive Decision)</i>	Yes
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## SECTION 4: FINANCIAL ASSESSMENT

**FINANCIAL ASSESSMENT:** *In this section the robustness of the proposals should be set out in financial terms. The Project Manager will need to work closely with the capital and revenue finance teams to ensure that these sections demonstrate the affordability of the proposals to the Council as a whole. Exact amounts only throughout the paper - not to be rounded.*

<b>CAPITAL COSTS AND FINANCING</b>								
<b>Breakdown of project costs including fees surveys and contingency</b>	<b>Prev. Yr.</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>Future Yrs.</b>	<b>Total</b>
	£	£	£	£	£	£	£	£
Professional Fees			36,950					
Construction			273,139					
Contingency			15,911					
<b>Total capital spend</b>			<b>326,000</b>					

<b>Provide details of proposed funding: Funding to match with Project Value</b>								
<b>Breakdown of proposed funding</b>	<b>Prev. Yr.</b>	<b>23/24</b>	<b>24/25</b>	<b>25/26</b>	<b>26/27</b>	<b>27/28</b>	<b>Future Yrs.</b>	<b>Total</b>
	£	£	£	£	£	£	£	£
DEFRA Grant			256,000					
Historic England Grant			50,000					
Friends of Mount Edgumbe Contribution			20,000					
<b>Total funding</b>			<b>326,000</b>					

<b>S106 or CIL</b> (Provide Planning App or site numbers)	
<b>Which alternative external funding sources been explored</b>	National Lottery
<b>Are there any bidding constraints and/or any restrictions or conditions attached to your funding</b>	Defra and Historic England deadline to spend by 31 <sup>st</sup> March 2025
<b>Tax and VAT implications</b>	Once repairs have been carried out, the English Garden House will be developed to provide free pre-booked tours for Plymouth residents and schools to visit and learn about the history and importance of garden development, and various aspects of the garden environment and biodiversity.

	VAT on costs will be fully recoverable and since the project will not generate any direct VAT-exempt income for the Council, there will be no adverse impact on the Council's partial exemption position.
<b>Tax and VAT reviewed by</b>	Sarah Scott
<b>Will this project deliver capital receipts?</b> <i>(If so please provide details)</i>	No

### REVENUE COSTS AND IMPLICATIONS

#### Cost of Developing the Capital Project (To be incurred at risk to Service area)

<b>Total Cost of developing the project</b>	£
<b>Revenue cost code for the development costs</b>	
<b>Revenue costs incurred for developing the project are to be included in the capital total, some of the expenditure could be capitalised if it meets the criteria</b>	Y/N
<b>Budget Managers Name</b>	

#### Ongoing Revenue Implications for Service Area

	Prev. Yr.	23/24 £	24/25 £	25/26 £	26/27 £	27/28 £	Future Yrs.
<b>Service area revenue cost</b>							
<b>Other</b> (eg: maintenance, utilities, etc)							
<b>Loan repayment</b> (terms agreed with Treasury Management)							
<b>Total Revenue Cost (A)</b>							
<b>Service area revenue benefits/savings</b>							
<b>Annual revenue income</b> (eg: rents, etc)							
<b>Total Revenue Income (B)</b>							
<b>Service area net (benefit) cost (B-A)</b>							
<b>Has the revenue cost been budgeted for or would this make a revenue pressure</b>	This project will not results in a revenue pressure. Ongoing maintenance costs will not change significantly. Any potential savings will help reduce existing Mount Edgumbe repairs and maintenance budget pressures.						
<b>Which cost centre would the revenue pressure be shown</b>	N/a	<b>Has this been reviewed by the budget manager</b>				Y/N	
<b>Name of budget manager</b>							

<b>Loan value</b>	£0	<b>Interest Rate</b>	N/A%	<b>Term Years</b>	N/A	<b>Annual Repayment</b>	£N/S
<b>Revenue code for annual repayments</b>							
<b>Service area or corporate borrowing</b>		N/A					
<b>Revenue implications reviewed by</b>		Jozef Lewis					

**Version Control:** (The version control table must be updated and signed off each time a change is made to the document to provide an audit trail for the revision and update of draft and final versions)


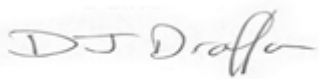
<b>Author of Business Case</b>	<b>Date</b>	<b>Document Version</b>	<b>Reviewed By</b>	<b>Date</b>
D Marshall	17/06/2024	v 1.0	AL Sylvester	17/06/2024
D Marshall	02/09/2024	v 2.0	AL Sylvester	02/09/2024
D Marshall	02/09/2024	v 3.0	A Critchfield	02/09/2024
D Marshall	11/09/2020	v 4.0	E Wearne-Gould	12/09/2020
D Marshall	19/09/2020	v 5.0	E Wearne-Gould	19/09/2020

## SECTION 5: RECOMMENDATION AND ENDORSEMENT

### Recommended Decision

It is recommended that the Leader of the Council:

- Approves the Business Case
- Allocates £326,000 for the project into the Capital Programme funded by DEFRA Grant, Historic England and Friends of Mount Edgcumbe Contribution

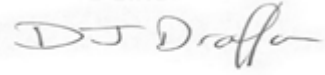
<b>[Councillor Tudor Evans OBE (Leader of the Council)]</b>		<b>Service Director David Draffan</b>	
<b>Either email dated:</b>		<b>Either email dated:</b>	19.09.2024
<b>Or signed:</b>		<b>Signed:</b>	
<b>Date: 19/09/2024</b>		<b>Date: 19/09/2024</b>	

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# EQUALITY IMPACT ASSESSMENT – MOUNT EDGCUMBE COUNTRY PARK:

## SECTION ONE: INFORMATION ABOUT THE PROPOSAL

<b>Author(s):</b> The person completing the EIA template.	Chris Burton	<b>Department and service:</b>	Mount Edgcumbe House and Country Park/ Economic Development	<b>Date of assessment:</b>	11.06.24
<b>Lead Officer:</b> Head of Service, Service Director, or Strategic Director.	David Draffan	<b>Signature:</b>		<b>Approval date:</b>	19/09/2024
<b>Overview:</b>	Mount Edgcumbe Country Park's English Garden House (Grade II* listed on the 'At Risk' register). In its current state the building remains inaccessible for public access with considerable water ingress, Roof restoration is required to make it watertight and protect the valuable and culturally unique 1720 interior for the people of Plymouth and Southeast Cornwall.				
<b>Decision required:</b>	<ol style="list-style-type: none"> <li>Approves the Business Case</li> <li>Allocates £326,000 into the Capital Programme, financed by £256,000 from DEFRA, £50,000 from Historic England and £20,000 from Friends of Mount Edgcumbe</li> </ol>				

## SECTION TWO: EQUALITY IMPACT ASSESSMENT SCREENING TOOL

<b>Potential external impacts:</b> Does the proposal have the potential to negatively impact service users, communities or residents with protected characteristics?	<b>Yes</b>		<b>No</b>	<b>X</b>
<b>Potential internal impacts:</b> Does the proposal have the potential to negatively impact Plymouth City Council employees?	<b>Yes</b>		<b>No</b>	<b>X</b>
Is a full Equality Impact Assessment required? (if you have answered yes to either of the questions above then a full impact assessment is required and you must complete section three)	<b>Yes</b>		<b>No</b>	<b>X</b>

<p>If you do not agree that a full equality impact assessment is required, please set out your justification for why not.</p>	<p>This decision is to restore a listed building which currently has no public access. There are no adverse equality implications anticipated as a result of this decision.</p>
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**SECTION THREE: FULL EQUALITY IMPACT ASSESSMENT**

<b>Protected characteristics (Equality Act, 2010)</b>	<b>Evidence and information (e.g. data and consultation feedback)</b>	<b>Adverse impact</b>	<b>Mitigation activities</b>	<b>Timescale and responsible department</b>
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<p><b>Age</b></p>	<p>Plymouth</p> <ul style="list-style-type: none"> <li>• 16.4 per cent of people in Plymouth are children aged under 15.</li> <li>• 65.1 per cent are adults aged 15 to 64.</li> <li>• 18.5 percent are adults aged 65 and over.</li> <li>• 2.4 percent of the resident population are 85 and over.</li> </ul> <p>South West</p> <ul style="list-style-type: none"> <li>• 15.9 per cent of people are aged 0 to 14, 61.8 per cent are aged 15 to 64.</li> <li>• 22.3 per cent are aged 65 and over.</li> </ul> <p>England</p> <ul style="list-style-type: none"> <li>• 17.4 per cent of people are aged 0 to 14.</li> <li>• 64.2 per cent of people are aged 15 to 64.</li> <li>• 18.4 per cent of people are aged 65 and over.</li> </ul> <p>(2021 Census)</p>	<p>No adverse implications anticipated</p>		
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<p><b>Care experienced individuals</b> (Note that as per the Independent Review of Children’s Social Care recommendations, Plymouth City Council is treating care experience as though it is a protected characteristic).</p>	<p>It is estimated that 26 per cent of the homeless population in the UK have care experience. In Plymouth there are currently 7 per cent of care leavers open to the service (6 per cent aged 18-20 and 12 per cent of those aged 21+) who are in unsuitable accommodation.</p> <p>The Care Review reported that 41 per cent of 19-21 year old care leavers are not in education, employment or training (NEET) compared to 12 per cent of all other young people in the same age group.</p> <p>In Plymouth there are currently 50 per cent of care leavers aged 18-21 Not in Education Training or Employment (54 per cent of all those care leavers aged 18-24 who are open to the service).</p> <p>There are currently 195 care leavers aged 18 to 20 (statutory service) and 58 aged 21 to 24 (extended offer). There are more care leavers aged 21 to 24 who could return for support from services if they wished to.</p>	<p>No adverse implications anticipated</p>		
<p><b>Disability</b></p>	<p>9.4 per cent of residents in Plymouth have their activities limited ‘a lot’ because of a physical or mental health problem.</p> <p>12.2 per cent of residents in Plymouth have their activities limited ‘a little’ because of a physical or mental health problem (2021 Census)</p>	<p>No adverse implications anticipated</p>		

<b>Gender reassignment</b>	0.5 per cent of residents in Plymouth have a gender identity that is different from their sex registered at birth. 0.1 per cent of residents identify as a trans man, 0.1 per cent identify as non-binary and, 0.1 per cent identify as a trans women (2021 Census).	No adverse implications anticipated		
<b>Marriage and civil partnership</b>	40.1 per cent of residents have never married and never registered a civil partnership. 10 per cent are divorced, 6 percent are widowed, with 2.5 per cent are separated but still married.  0.49 per cent of residents are, or were, married or in a civil partnerships of the same sex. 0.06 per cent of residents are in a civil partnerships with the opposite sex (2021 Census).	No adverse implications anticipated		
<b>Pregnancy and maternity</b>	The total fertility rate (TFR) for England was 1.62 children per woman in 2021. The total fertility rate (TFR) for Plymouth in 2021 was 1.5.	No adverse implications anticipated		

<p><b>Race</b></p>	<p>In 2021, 94.9 per cent of Plymouth’s population identified their ethnicity as White, 2.3 per cent as Asian and 1.1 per cent as Black (2021 Census)</p> <p>People with a mixed ethnic background comprised 1.8 per cent of the population. 1 per cent of the population use a different term to describe their ethnicity (2021 Census)</p> <p>92.7 per cent of residents speak English as their main language. 2021 Census data shows that after English, Polish, Romanian, Chinese, Portuguese, and Arabic are the most spoken languages in Plymouth (2021 Census).</p>	<p>No adverse implications anticipated</p>		
<p><b>Religion or belief</b></p>	<p>48.9 per cent of the Plymouth population stated they had no religion. 42.5 per cent of the population identified as Christian (2021 Census).</p> <p>Those who identified as Muslim account for 1.3 per cent of Plymouth’s population while Hindu, Buddhist, Jewish or Sikh combined totalled less than 1 per cent (2021 Census).</p>	<p>No adverse implications anticipated</p>		
<p><b>Sex</b></p>	<p>51 per cent of our population are women and 49 per cent are men (2021 Census).</p>	<p>No adverse implications anticipated</p>		
<p><b>Sexual orientation</b></p>	<p>88.95 per cent of residents aged 16 years and over in Plymouth describe their sexual orientation as straight or heterosexual. 2.06 per cent describe their sexuality as bisexual, 1.97 per cent of people describe their sexual orientation as gay or lesbian. 0.42 per cent of residents describe their sexual orientation using a different term (2021 Census).</p>	<p>No adverse implications anticipated</p>		

**SECTION FOUR: HUMAN RIGHTS IMPLICATIONS**

Human Rights	Implications	Mitigation Actions	Timescale and responsible department
	The policy of free access for all (protected under the 1968 Countryside Act) will be maintained.		Mount Edgcumbe Park Manager

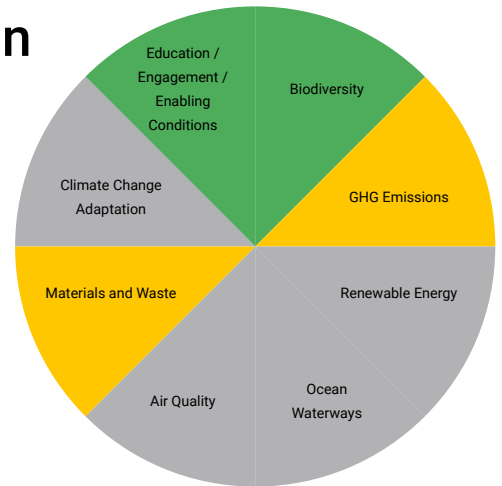
**SECTION FIVE: OUR EQUALITY OBJECTIVES**

Equality objectives	Implications	Mitigation Actions	Timescale and responsible department
<p><b>Work together in partnership to:</b></p> <ul style="list-style-type: none"> <li>▪ <b>promote equality, diversity and inclusion</b></li> <li>▪ <b>facilitate community cohesion</b></li> <li>▪ <b>support people with different backgrounds and lived experiences to get on well together</b></li> </ul>	<p>None. All stakeholders and interested parties have been engaged through an ongoing process of communication. The Friends of Mount Edgcumbe Country Park (FOMECP), the volunteers, regular Park users and schools are all positively engaged and understand the importance of the Park being able to properly control its income whilst balancing the need to attract the general public to the Park.</p> <p>Mount Edgcumbe Park – as a free facility offered to all – is not perceived as a divisive issue. It is a place that brings communities together. Any initiative handled with sensitivity and care that can help support the Park’s inclusive approach will be welcomed by all stakeholders.</p> <p>The English Garden House – once this project is safely completed – will be added for free pre-booked tours to visit and</p>		<p>Mount Edgcumbe Park Manager</p> <p>Ongoing</p>

	learn about the history of gardens, garden development, biodiversity, pollinating plants and insects.		
<b>Give specific consideration to care experienced people to improve their life outcomes, including access to training, employment and housing.</b>	The English Garden House – once this project is safely completed – will be added for free pre-booked tours to visit and learn about the history of gardens, garden development, biodiversity, pollinating plants and insects.		
<b>Build and develop a diverse workforce that represents the community and citizens it serves.</b>	N/A		
<b>Support diverse communities to feel confident to report crime and anti-social behaviour, including hate crime and hate incidents, and work with partners to ensure Plymouth is a city where everybody feels safe and welcome.</b>	N/A		



# English Garden House roof restoration at Mount Edgcumbe FINAL



**Assessment ID:** ENG926

**Assessment Author:** David Marshall

## Project Summary:

Restore the roof - make it watertight - protect the historic Grade II\* interior. Replace water catchment that has rooted out. Restore drainage in the garden.

## Summary of Assessment:

**Biodiversity Score:** 3

**Biodiversity Score Justification:** Bat surveys completed, mitigation included in Listed Building Consent process - all agreed

**Biodiversity Score Mitigate:** Yes

**Biodiversity Revised Score:** 5

**Biodiversity Revised Score Justification:** Bat friendly breathable membranes, access and materials all included in the project

**GHG Emissions Score:** 2

**GHG Emissions Score Justification:** Limited use of replacement materials (as the original materials and roof slates are to be retained from the historic structure). The roofing felt - which has completely rotted away needs replacing with a bat-friendly membrane - the substance has been developed using ecologically friendly materials. Lead will be used where required to replace lead features on the historic structure. Some limited contractor use of vehicles onsite.

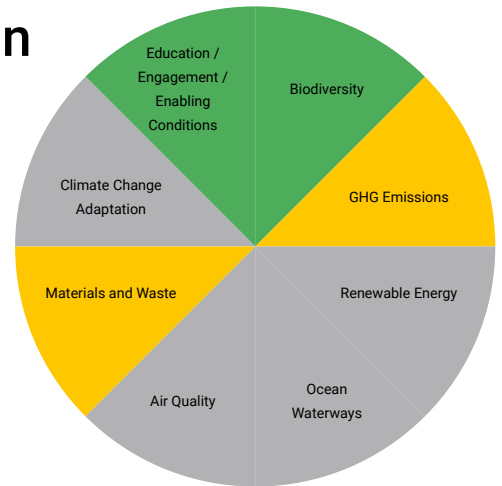
**GHG Emissions Score Mitigate:** No

**Renewable Energy Score:** 3

**Renewable Energy Score Justification:** The English Garden House has a domestic electric supply which maintains an intruder alarm system. This very low usage of electrical supply will be maintained.

**Renewable Energy Score Mitigate:** No

# English Garden House roof restoration at Mount Edgcumbe FINAL



**Ocean and Waterways Score: 3**

**Ocean and Waterways Score Justification:** No water. No toilets. Run-off catchment designed to feed immediate EGH garden.

**Ocean and Waterways Score Mitigate:** No

**Air Quality Score: 3**

**Air Quality Score Justification:** No plant. No emissions.. Local garden will be maintained as is

**Air Quality Score Mitigate:** No

**Materials and Waste Score: 2**

**Materials and Waste Score Justification:** There will be a limited short-term requirement to remove and dispose of broken slates and rotted roofing felt. There will be no long term impacts.

**Materials and Waste Score Mitigate:** No

**Climate Change Adaptation Score: 3**

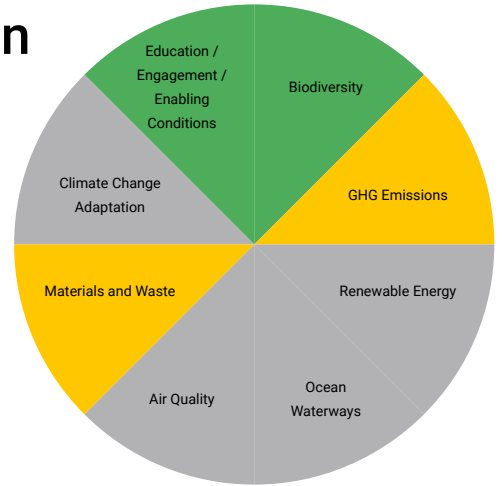
**Climate Change Adaptation Score Justification:** Historic Building - Grade II\* listed. The roof has to be restored using exactly like-for-like materials. No urban heat gain or loss. The building will host walking group visits and will remain where it has been since the early 1720's - no changes to flood risks.

**Climate Change Adaptation Score Mitigate:** No

**Education / Engagement / Enabling Conditions Score: 5**

**Education / Engagement / Enabling Conditions Score Justification:** All groups visiting the English Garden House will learn about the biodiversity crisis - especially in relation to bees and

# English Garden House roof restoration at Mount Edgcumbe FINAL



gardening and rare plants and trees. All groups will learn about insect friendly planting and all groups will be on walking tours

**Education / Engagement / Enabling Conditions Score Mitigate: No**

### Wheel Key

- Long lasting or severe negative impact
- Short term or limited negative impact
- No impact or neutral impact
- Short term or limited positive impact
- Long lasting or extensive positive impact

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