



Oversight and Governance

Chief Executive's Department

Plymouth City Council

Ballard House

Plymouth PL1 3BJ

T 01752 305155

www.plymouth.gov.uk/democracy

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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 12 December 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 13 December 2024 if it is not called-in.

Delegated Decisions

I. Councillor Tudor Evans OBE, Leader of the Council:

- I.a. L33 24/25 - Acceptance of Climate Emergency Investment Funding (CEIF) for the delivery of the Adult Care Facility **(Pages 1 - 30)**

EXECUTIVE DECISION

made by a Cabinet Member



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

Executive Decision Reference Number – L33 24/25


Decision				
1	Title of decision: Acceptance of Climate Emergency Investment Funding (CEIF) for the delivery of the Adult Care Facility.			
2	Decision maker: Councillor Tudor Evans OBE (Leader of the Council)			
3	Report author and contact details: Cliff Morgan, Strategic Lead (Provision and Delivery). Cliff.morgan@plymouth.gov.uk 01752 307749			
4	Decision to be taken: <ol style="list-style-type: none"> 1. Approve the Business Case 2. Allocate £469,300 for the project into the Capital Programme funded by PCC's Climate Emergency Investment Funding (Corporate Borrowing) 3. To delegate to the Strategic Director for Adults, Health and Communities authority to allocate spend and award contracts for this project where they do not already have authority to do so. 			
5	Reasons for decision: To accept and allocate CEIF funding to support the delivery of the adult care facility, following a successful bid to the Climate Emergency Investment Fund.			
6	Alternative options considered and rejected: <ol style="list-style-type: none"> 1. Do nothing: Rejected, as this would lead to loss of CEIF funding from the successful bid. 2. Use additional service borrowing instead of external grant funding: Rejected, as this is not a viable in the current conditions. 3. Fund the items through more service borrowing: Rejected, as not considered a viable option, due to funding shortages within the council, impacting on mandatory services. 			
7	Financial implications and risks: Acceptance of £469,300 from the Climate Emergency Fund The Climate Emergency Investment team have approved the allocated £469,300 capital funding from the CIEF Fund. The borrowing costs for the CEIF funding and budgeted for with the MTFP. Delivery for the project will be in 2025/2026.			
8	Is the decision a Key Decision? (please contact Democratic Support for further advice)	Yes	No	Per the Constitution, a key decision is one which:
			X	in the case of capital projects and contract awards, results in a new commitment to spend and/or save in

			excess of £3million in total
		x	in the case of revenue projects when the decision involves entering into new commitments and/or making new savings in excess of £1million annually
		x	is significant in terms of its effect on communities living or working in an area comprising two or more wards in the area of the local authority.
	If yes, date of publication of the notice in the Forward Plan of Key Decisions	N/A	
9	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:	<p>Council's Corporate Plan:</p> <ul style="list-style-type: none"> • Keeping children, adults and communities safe • Focus on prevention and early intervention. <p>How project supports the delivery of the Joint Local Plan and Plymouth Plan</p> <p>PL719 – Central Park – Strategic Green Space site</p> <p>Residents will be able to access this outstanding venue of regional and national significance for active recreation, sport and the natural environment. The park will provide significant health and wellbeing benefits for the residents and families. With our development we will ensure it will be sensitive to the purpose of the park and the natural assets it contains.</p> <p>DEVI – Protecting health and amenity</p> <p>Development proposals will safeguard the health and amenity of the local community, and it will ensure that it provides satisfactory daylight, sunlight, outlook, privacy and the protection from noise disturbance for residents, workers and visitors. Ensuring the facilities are designed to be accessible to all people, particularly as the residents will have both physical and mental health disabilities.</p> <p>DEV32 – Delivering low carbon development and GRO7 (PP) – Reducing carbon emissions and adapting to climate change</p> <p>The support in delivery of a low carbon future for Plymouth will be considered in our development, in support of the plan area target to half the levels of carbon emissions by 2030. We will meet the new planning rules for energy efficiency.</p> <p>SO11 – Delivering high quality development</p> <p>To deliver a development which is sustainable and of the</p>	

		<p>right type for its location and of good quality.</p> <p>HEA3 (PP) – supporting adults with health and social care needs</p> <p>By providing them with high quality fit for purpose facility that meets their specialist requirements and provides effective services to prevent harm, safeguarding and ensure residents and families are consulted and treated with dignity and respect.</p>
10	Please specify any direct environmental implications of the decision (carbon impact)	<p>The project strives to achieve net zero fossil fuel emissions as per the Council’s Climate Emergency Declaration in March 2019. This is to be achieved through a balance of high embodied carbon in materials, as well as the construction methods used on site. For example, a prefabricated timber frame system with mainly mineral wool insulation and as many natural materials as possible. There will also be some external plantings and vegetation to help sequester emissions on site.</p> <p>It is also to be achieved through low operational energy use and ensuring that the highly insulated and airtight building is ‘all electric’, and that maximum photovoltaics will be provided to the roofs of the new building to generate as much renewable energy as possible on site. It is also looking towards battery storage in case the solar PV generates any surplus, which would reduce the grid electricity needs at night.</p> <p>Air Source Heat Pumps will also be used instead of fossil fuel fired boilers, which will work in conjunction with MVHR (Mechanical Ventilation Heat Recovery) to ensure minimal wasted heat. It is also intended to install triple glazed doors and windows to compliment thermal efficiency and minimise heat loss through weak points in the building shell. The building will be as naturally ventilated and lit as possible without losing thermal performance, and all artificial lighting will be the efficient LED type with enhanced controls.</p>

Urgent decisions				
11	Is the decision urgent and to be implemented immediately in the interests of the Council or the public?	Yes		(If yes, please contact Democratic Support (democraticsupport@plymouth.gov.uk) for advice)
		No	X	(If no, go to section 13a)
12a	Reason for urgency:			
12b	Scrutiny Chair Signature:		Date	
	Scrutiny Committee			

	name:													
	Print Name:													
Consultation														
I3a	Are any other Cabinet members' portfolios affected by the decision?	<table border="1"> <tr> <td>Yes</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>No</td> <td><input type="checkbox"/></td> </tr> </table> (If no go to section I4)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>								
Yes	<input checked="" type="checkbox"/>													
No	<input type="checkbox"/>													
I3b	Which other Cabinet member's portfolio is affected by the decision?	Councillor Mary Aspinall, Cabinet Member for Health and Adult Social Care												
I3c	Date Cabinet member consulted	28 October 2024												
I4	Has any Cabinet member declared a conflict of interest in relation to the decision?	<table border="1"> <tr> <td>Yes</td> <td><input type="checkbox"/></td> <td rowspan="2">If yes, please discuss with the Monitoring Officer</td> </tr> <tr> <td>No</td> <td><input checked="" type="checkbox"/></td> </tr> </table>	Yes	<input type="checkbox"/>	If yes, please discuss with the Monitoring Officer	No	<input checked="" type="checkbox"/>							
Yes	<input type="checkbox"/>	If yes, please discuss with the Monitoring Officer												
No	<input checked="" type="checkbox"/>													
I5	Which Corporate Management Team member has been consulted?	<table border="1"> <tr> <td>Name</td> <td>Gary Walbridge</td> </tr> <tr> <td>Job title</td> <td>Strategic Director for Adults, Health and Communities</td> </tr> <tr> <td>Date consulted</td> <td>28 October 2024</td> </tr> </table>	Name	Gary Walbridge	Job title	Strategic Director for Adults, Health and Communities	Date consulted	28 October 2024						
Name	Gary Walbridge													
Job title	Strategic Director for Adults, Health and Communities													
Date consulted	28 October 2024													
Sign-off														
I6	Sign off codes from the relevant departments consulted:	<table border="1"> <tr> <td>Democratic Support (mandatory)</td> <td>JS76 24/25</td> </tr> <tr> <td>Finance (mandatory)</td> <td>DJN.24.25.131</td> </tr> <tr> <td>Legal (mandatory)</td> <td>LS/00001312/1/AC/28/11/24</td> </tr> <tr> <td>Procurement (if applicable)</td> <td>N/A</td> </tr> <tr> <td>Corporate property (decisions involving Council owned land or facilities) (if applicable)</td> <td>N/A</td> </tr> <tr> <td>Human Resources (if applicable)</td> <td>N/A</td> </tr> </table>	Democratic Support (mandatory)	JS76 24/25	Finance (mandatory)	DJN.24.25.131	Legal (mandatory)	LS/00001312/1/AC/28/11/24	Procurement (if applicable)	N/A	Corporate property (decisions involving Council owned land or facilities) (if applicable)	N/A	Human Resources (if applicable)	N/A
Democratic Support (mandatory)	JS76 24/25													
Finance (mandatory)	DJN.24.25.131													
Legal (mandatory)	LS/00001312/1/AC/28/11/24													
Procurement (if applicable)	N/A													
Corporate property (decisions involving Council owned land or facilities) (if applicable)	N/A													
Human Resources (if applicable)	N/A													
Appendices														
I7	Ref.	Title of appendix												
	A	Briefing report for publication												
	B	Equalities Impact Assessment												
	C	Climate Impact Assessment (<i>EMBEDDED IN BUSINESS CASE</i>)												
Confidential/exempt information														

18a	Do you need to include any confidential/exempt information?	Yes		If yes, prepare a second, confidential ('Part II') briefing report and 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 in 18b below. (Keep as much information as possible in the briefing report that will be in the public domain)				
		No	X					
		Exemption Paragraph Number						
		1	2	3	4	5	6	7
18b	Confidential/exempt briefing report title: Business Case			x				
Background Papers								
19	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.							
Title of background paper(s)		Exemption Paragraph Number						
		1	2	3	4	5	6	7
Cabinet Member Signature								
20	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.							
Signature			Date of decision		5 December 2024			
Print Name	Cllr Tudor Evans OBE, Leader of Plymouth City Council							

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CLIMATE EMERGENCY INVESTMENT FUND - BRIEFING NOTE

New Care Facility for Adults with Learning Disabilities and complex needs



1. EXECUTIVE SUMMARY

This project is designing and delivering a new combined facility for adults with learning and physical disabilities and complex needs on the grounds of the Former PCC Parks Depot at Outland Road.

We have secured planning permission and are currently progressing an Invitation to Tender for the building construction.

We have been successful in securing £469,300 from the Climate Emergency Investment Fund to fund some of the main environmental features including air source heat pumps, solar photovoltaic panels and a battery wall, triple glazed windows, upgraded building fabrics such as GGBS Low Carbon Concrete.

The decision required with this application is:

1. Approve the Business Case
2. Allocate £469,300 for the project into the Capital Programme funded by PCC's Climate Emergency Investment Funding (Corporate Borrowing)
3. To delegate to the Strategic Director for Adults, Health and Communities authority to allocate spend and award contracts for this project where they do not already have authority to do so.

2. BACKGROUND

We secured capital financing (£10.512m) to develop a new care facility for adults with learning disabilities and complex needs, which will bring together the provision at Colwill Lodge and the Vine into a single service, on the former PCC Parks Depot at Outland Road. See original business case and associated documents [here](#)

In 2023, a number of factors (ie economic climate and global issues, PCCs Climate Emergency Declaration in 2019 and the more recent Climate Emergency Planning Statement was adopted and made effective in December 2022) have had an impact on our budget, and we sought and received approval for additional capital funding (£2.301m), associated documents [here](#) and PCC's Climate Emergency Investment Funding.

The project aims to deliver reductions in carbon emissions through the building and related transport requirements. The building will have a much higher energy efficiency (SAP) rating than the existing buildings, and will incorporate superior insulation, LED lighting, solar PV, air source heating and hot water, and low water sanitary systems.

As the project is mainly funded by service borrowing, an application was made to secure Climate Emergency Investment Funding (CEIF) (£469,300), to ensure some of the main environmental features, including the air source heat pumps, solar photovoltaic panels, electric car charging points and upgraded building fabrics to enable us to exceed the Council's minimum planning requirement.

We were delighted that our CEIF application was approved, and we secured the whole amount of our request. Therefore, we are seeking approval for an additional £469,300 to be added into the capital programme to enable delivery of the project.

3. PROPOSED CHANGES AND REASONS

The project strives to achieve net zero fossil fuel emissions as per the Council's Climate Emergency Declaration in March 2019. This is to be achieved through a balance of high embodied carbon in materials, as well as the construction methods used on site. For example, a prefabricated timber frame system with mainly mineral wool insulation and as many natural materials as possible. There will also be some external plantings and vegetation to help sequester emissions on site.

It is also to be achieved through low operational energy use and ensuring that the highly insulated and airtight building is 'all electric', and that maximum photovoltaics will be provided to the roofs of the new building to generate as much renewable energy as possible on site. It is also looking towards battery storage in case the solar PV generates any surplus, which would reduce the grid electricity needs at night.

Air Source Heat Pumps will also be used instead of fossil fuel fired boilers, which will work in conjunction with Mechanical Ventilation Heat Recovery to ensure minimal wasted heat. It is also hoped to install triple glazed doors and windows to compliment thermal efficiency and minimise heat loss through weak points in the building shell. The building will be as naturally ventilated and lit as possible without losing thermal performance, and all artificial lighting will be the efficient LED type with enhanced controls.

4. FINANCIAL IMPLICATIONS AND RISK

The project is under the project management of PCC's Capital Projects Team and has an established Project Board consisting of Adult Social Care Retained Functions, Capital and Revenue Finance, External Consultant (providing Project Management and Quantity Surveyor). The Board provides a governance structure, sets strategic direction and objectives, monitors progress and manages risks.

The Climate Emergency Investment team have approved the allocated £469,300 capital funding from the CIE Fund. The borrowing costs for the CEIF funding and budgeted for within the MTFP.


5. TIMESCALES

This work is in line with PCC net Zero 2030 ambition, and proposals seek to have all works on site completed by April 2026.

EQUALITY IMPACT ASSESSMENT

NEW CARE FACILITY AT OUTLAND ROAD FOR ADULTS WITH LEARNING DISABILITES

SECTION ONE: INFORMATION ABOUT THE PROPOSAL

Author(s): This is the person completing the EIA template.	Denise Clift	Department and service:	Housing and Regeneration , SP&I	Date of assessment:	24/11/23, updated 14/10/24
Lead Officer: Please note that a Head of Service, Service Director, or Strategic Director must approve the EIA.	Gary Walbridge	Signature:		Approval date:	21/11/2024
Overview:	A new care facility at the Outland Road site, with an enhanced offer that brings together the provision at Colwill and the Vines into a single service. Includes: the new facility; car parking; new pathways; storage out-buildings; landscaped gardens for education, leisure and contemplation for the residents and their families.				
Decision required:	<ol style="list-style-type: none"> 1. Approve the Business Case 2. Allocate £469,300 for the project into the Capital Programme funded by PCC's Climate Emergency Investment Funding (Corporate Borrowing) 3. To delegate to the Strategic Director for Adults, Health and Communities authority to allocate spend and award contracts for this project where they do not already have authority to do so. 				

SECTION TWO: EQUALITY IMPACT ASSESSMENT SCREENING TOOL

Potential external impacts: Does the proposal have the potential to negatively impact service users, communities or residents with protected characteristics?	Yes		No	No
Potential internal impacts:	Yes		No	No

Does the proposal have the potential to negatively impact Plymouth City Council employees?				
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)	Yes		No	No
If you do not agree that a full equality impact assessment is required, please set out your justification for why not.	Not required as project will not negatively impact on service users, communities, nor residents with protected characteristics nor on Plymouth City Council employees			

SECTION THREE: FULL EQUALITY IMPACT ASSESSMENT

Protected characteristics (Equality Act, 2010)	Evidence and information (e.g. data and consultation feedback)	Adverse impact	Mitigation activities	Timescale and responsible department
Age	<p>Plymouth</p> <ul style="list-style-type: none"> • 16.4 per cent of people in Plymouth are children aged under 15. • 65.1 per cent are adults aged 15 to 64. • 18.5 percent are adults aged 65 and over. • 2.4 percent of the resident population are 85 and over. <p>South West</p> <ul style="list-style-type: none"> • 15.9 per cent of people are aged 0 to 14, 61.8 per cent are aged 15 to 64. • 22.3 per cent are aged 65 and over. 	<p>The scheme is not anticipated to have any adverse impact on any age group.</p> <p>The facility is an adult day and respite centre for citizens with profound learning and physical disabilities, so will provide accommodation that is suitable for use by all ages in terms of accessibility and welfare provision.</p>		

	<p>England</p> <ul style="list-style-type: none"> • 17.4 per cent of people are aged 0 to 14. • 64.2 per cent of people are aged 15 to 64. • 18.4 per cent of people are aged 65 and over. <p>(2021 Census)</p>			
<p>Care experienced individuals (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>The scheme is not anticipated to have any adverse impact on care experienced individuals</p>		

Disability	<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>The scheme is not anticipated to have any adverse impact on persons with a disability.</p> <p>The residents and users of this facility will be adults with profound learning and physical disabilities and their families, and their requirements are informing the design.</p>		
Gender reassignment	<p>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).</p>	<p>The scheme is not anticipated to have any adverse impact on Gender Reassignment.</p>		
Marriage and civil partnership	<p>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.</p> <p>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).</p>	<p>The scheme is not anticipated to have any adverse impact on Marriage and civil partnerships</p>		
Pregnancy and maternity	<p>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.</p>	<p>The scheme is not anticipated to have any adverse effect on pregnancy and maternity</p>		

<p>Race</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>The scheme is not anticipated to have any adverse impact on race</p>		
<p>Religion or belief</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>The scheme is not anticipated to have any adverse impact on religion or belief.</p>		
<p>Sex</p>	<p>51 per cent of our population are women and 49 per cent are men (2021 Census).</p>	<p>The scheme is not anticipated to have any adverse impact on sex.</p>		
<p>Sexual orientation</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>The scheme is not anticipated to have any adverse impact on Sexual orientation.</p>		

SECTION FOUR: HUMAN RIGHTS IMPLICATIONS

Human Rights	Implications	Mitigation Actions	Timescale and responsible department
	<p>The facility will support and respect the right for private and family life, and staff will be trained to recognise, promote and support this philosophy.</p> <p>Contractors will be assessed against Human Rights compliance in relation to modern slavery, degrading treatment of others and equalities.</p>		

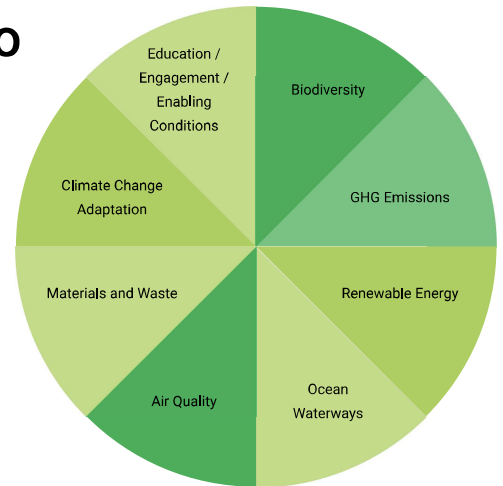
SECTION FIVE: OUR EQUALITY OBJECTIVES

Equality objectives	Implications	Mitigation Actions	Timescale and responsible department
<p>Celebrate diversity and ensure that Plymouth is a welcoming city.</p>	<p>We believe diversity is the coexistence of people with different characteristics (e.g. race, age, gender, sexual orientation), skills and personality traits.</p> <p>This scheme is not anticipated to have any adverse impact on diversity.</p>		
<p>Pay equality for women, and staff with disabilities in our workforce.</p>	<p>Construction jobs are anticipated to create a number of jobs locally.</p> <p>In addition, changes to staff of the facility may change over time. In all instances everyone will be paid the same rate.</p>		

<p>Supporting our workforce through the implementation of Our People Strategy 2020 – 2024</p>	<p>This scheme is not anticipated to have any adverse impacts on supporting our workforce, where our people will feel welcome, aspire to be the best, especially helpful in providing this new state of the art facility.</p>		
<p>Supporting victims of hate crime so they feel confident to report incidents, and working with, and through our partner organisations to achieve positive outcomes.</p>	<p>Ensuring that staff are appropriately trained as a customer focused service to deal with these types of issues.</p>		
<p>Plymouth is a city where people from different backgrounds get along well.</p>	<p>Again, as mentioned above, this scheme celebrates diversity and is not anticipated to have any adverse impact on coexistence of diverse people.</p>		

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NEW ADULT CARE FACILITY (Name to be identified) FINAL



Assessment ID: NEW277

Assessment Author: Denise Clift

Assessment Initial Summary:

Delivering a new, purpose built, facility for adults with learning and physical disabilities, on the site of the former Parks Depot at Outland Road. Bringing together the provision currently provided at Colwill Lodge (Respite Centre) and the Vines (Day Centre) into a single service.

Assessment Final Summary:

There was minor disruption to habitat and wildlife during the demolition phase, but this was managed successfully with appropriate specialists. There will be minor disruption during the construction phase ie ground disturbance, increased construction traffic and dust emissions. However, this will be mitigated by the substantial reductions in council operation footprint; enhanced energy efficient and environment performance of the new build; air quality impact will be positive due to net gain using new materials internally to improve indoor air quality; waste and materials will be mitigated by on site construction practices; the site will be extensively planted with trees and vegetation to enhance biodiversity.

Biodiversity Score: 5

Biodiversity Score Justification: There has been some minor disruption to habitat and wildlife associated with demolishing the old building. Encouraging wild life and biodiversity on site with the new planting

Biodiversity Score Mitigate: Yes

Biodiversity Revised Score: 5

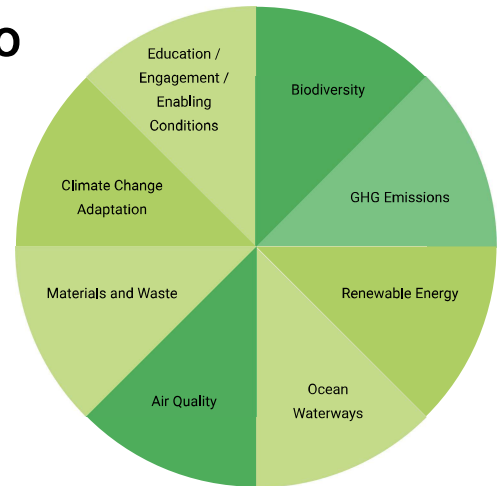
Biodiversity Revised Score Justification: The old site was predominantly tarmac and concrete where as the new site is extensively planted with trees and vegetation, wild flowers and green roofs, and any potential wildlife impacts (eg bats) were managed with appropriate specialists.

GHG Emissions Score: 2

GHG Emissions Score Justification: Due to construction of the new facility, there will be ground disturbance, increased construction traffic and requirement for new materials etc

GHG Emissions Score Mitigate: Yes

NEW ADULT CARE FACILITY (Name to be identified) FINAL



GHG Emissions Revised Score: 5

GHG Emissions Revised Score Justification: The site will deliver substantial reductions in Council operation footprints (combining two services and properties into one), and enhanced energy efficiency and environmental performance through the new build.

Renewable Energy Score: 4

Renewable Energy Score Justification: Renewable energy will be utilised in the new facility in the form of Solar Panels and there will also be electric vehicle charging and battery storage.

Renewable Energy Score Mitigate: No

Ocean and Waterways Score: 4

Ocean and Waterways Score Justification: The project will decrease the level of pollutants due to reducing the generic need for waste and materials. The toilets will be low water use, with addition of a soakway, these will reduce the flow of sewage into drainage and associated systems (and subsequently waterways). New mains water supply to be provided to the premises, removing old asbestos based supply.

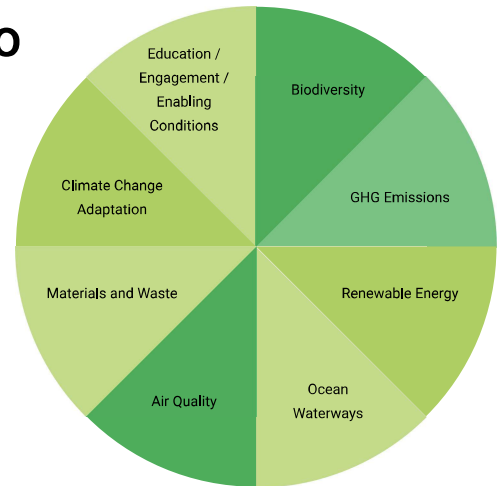
Ocean and Waterways Score Mitigate: No

Ocean and Waterways Revised Score Justification: The project will decrease the level of pollutants due to reducing the generic need for waste and materials. The toilets will be low water use, with addition of a soakway, these will reduce the flow of sewage into drainage and associated systems (and subsequently waterways). New mains water supply to be provided to the premises, removing old asbestos based supply.

Air Quality Score: 2

Air Quality Score Justification: Due to construction of the new facility, there will be ground disturbance and dust emissions, increased construction traffic. The development will contribute cumulatively to local emissions.

NEW ADULT CARE FACILITY (Name to be identified) FINAL



Air Quality Score Mitigate: Yes

Air Quality Revised Score: 5

Air Quality Revised Score Justification: Appropriate mitigation measures will be implemented during construction to reduce dust emissions and associated impacts. An assessment of operational traffic has shown that impacts on the new site will be negligible. The development will implement a number of measures to reduce emissions (eg dedicated covered cycle store for staff, travel plan to encourage staff and visitors to use the 'park and ride' and promoting alternative sustainable modes of transport, EV charging spaces, the internal cloister will have a green roof etc). Air Quality impact will be positive due to biodiversity net gain. We will be using to use natural materials internally to improve the indoor air quality.

Materials and Waste Score: 2

Materials and Waste Score Justification: Some waste has been generated due to demolition of existing buildings, and there will be some wastage of materials through construction.

Materials and Waste Score Mitigate: Yes

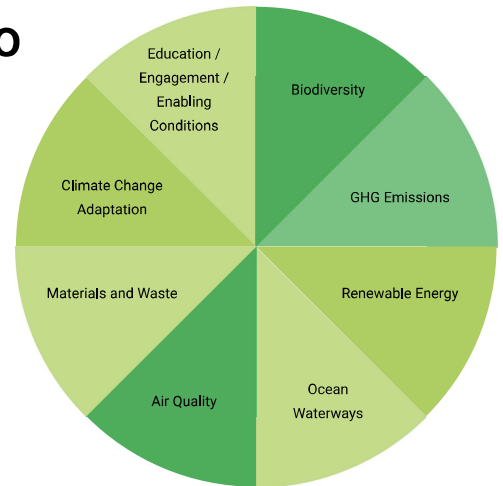
Materials and Waste Revised Score: 4

Materials and Waste Revised Score Justification: Wastage will be mitigated through on site construction practices and off site material fabrication techniques (eg timber frame), thereby reducing wastage of construction material. There will also be extensive reuse of demolition materials for ground levelling on the project site. We have significant contaminated materials on site that we intend to reuse approx 90%, which will then be capped and landscaped. Zinc roofing material proposed is highly recyclable.

Climate Change Adaptation Score: 4

Climate Change Adaptation Score Justification: The building is safeguarded from solar heat gain due to being super insulated. The building is also low lying, which will limit its exposure to strong winds. Trees are also being incorporated into the landscaping designs, which will aid with sheltering the site. Rain water drainage is also being dealt with on site (eg soakaway) rather than

NEW ADULT CARE FACILITY (Name to be identified) FINAL



contributing to the City's drainage system. The cloister roof will provide sun shading to a high percentage of the windows of the activity rooms and bed rooms to help reduce solar gain.

Climate Change Adaptation Score Mitigate: No

Climate Change Adaptation Revised Score Justification: The building is safeguarded from solar heat gain due to being super insulated. The building is also low lying, which will limit its exposure to strong winds. Trees are also being incorporated into the landscaping designs, which will aid with sheltering the site. Rain water drainage is also being dealt with on site (eg soakaway) rather than contributing to the City's drainage system.

Education / Engagement / Enabling Conditions Score: 4

Education / Engagement / Enabling Conditions Score Justification: Communicating with visitors and staff around the environmental features of the site, will have some knock on effect on the hearts and minds of others. Increase the capacity of residents, staff and visitors to adopt climate friendly behaviours

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

The following relates to exempt or confidential matters (Para(s) 3 of Part 1, Schedule 12A of the Local Govt Act 1972). Any breach of confidentiality could prejudice the Council/person/body concerned & might amount to a breach of the councillors /employees codes of conduct.

Document is Restricted

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