



Oversight and Governance

Chief Executive's Department

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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 06 February 2025. 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 07 February 2025 if it is not called-in.

Delegated Decisions

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

- I.a. L39 24/25 - Investment purchases to secure key assets in New George Street and Western Approach for wider West End regeneration **(Pages 1 - 32)**

EXECUTIVE DECISION

made by a Cabinet Member



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

Executive Decision Reference Number – L39 24/25


Decision				
1	Title of decision: Investment purchases to secure key assets in New George Street and Western Approach for wider West End regeneration.			
2	Decision maker: Councillor Tudor Evans OBE, Leader of the Council			
3	Report author and contact details: Elena Muncey, 01752 306762, elena.muncey@plymouth.gov.uk			
4	Decision to be taken: 1. Approve the Business Case 2. Approve the acquisition of the leasehold interests of the properties, as set out in the Business Case. 3. Allocate £2,033,000 for the project into the Capital Programme funded by service borrowing.			
5	Reasons for decision: 1. Delivers Key Corporate and Strategic policy objectives 2. The acquisition of these properties is essential to unlock the regeneration of the area and greatly improves the Council's prospects of securing government funding to support regeneration. 3. Generate significant economic activity in the future.			
6	Alternative options considered and rejected: 1. Do nothing, which would result in strategic objectives and Joint Local Plan policies being unachievable. 2. Defer the acquisitions, which is considered to result in a higher risk to the Council's ability to progress the regeneration of the area and potentially result in higher costs as a result of the need to use compulsory purchase powers. 3. Purchase one less property. This reduces the costs but does not complete the comprehensive land assembly required in order to facilitate redevelopment.			
7	Financial implications and risks: Purchase agreed subject to contract and formal approval/sign off. The capital and revenue costs of the acquisition are set out in the Part II Business Case. Short-term letting income will fund loan repayment and revenue costs. This will be a key part of the proposed development plan for the West End. The purchase will enable the Council's wider regeneration plans to progress with the confidence of the Council owning the assets.			
8	Is the decision a Key Decision?	Yes	No	Per the Constitution, a key decision is one which:

	(please contact Democratic Support for further advice)		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 £1 million 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			
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>The property acquisitions are strategically focused on regeneration. This approach is evidenced by past acquisitions of a similar nature, that prioritised regeneration and community enhancement over income returns, for example the Raleigh Street acquisitions.</p> <p>The acquisitions align with the Council's corporate plan in a number of ways but most notably with the priority to build more homes and bring skill, as well as jobs into the city centre. The proposal ensures money is being spent wisely, for the future regeneration of the West End.</p> <p>The alignment with the joint local plan within policies PL6 (City Centre) and PLY 7 (Colin Campbell Court), which underscores the commitment to sustainable growth and revitalisation, further supports this objective.</p>		
10	Please specify any direct environmental implications of the decision (carbon impact)	No direct environmental implications from the acquisitions, but a positive impact will materialise through the future regeneration, as the City Centre is a sustainable location for new homes and development plans will be focussed on building low carbon housing and supporting local businesses and markets.		

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?	Yes	<input checked="" type="checkbox"/>	
		No	<input type="checkbox"/>	(If no go to section I4)
I3b	Which other Cabinet member's portfolio is affected by the decision?	Councillor Mark Lowry, Cabinet Member for Finance		
I3c	Date Cabinet member consulted	05/11/2024		
I4	Has any Cabinet member declared a conflict of interest in relation to the decision?	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?	Name	Karime Hassan	
		Job title	Interim Strategic Director for Growth	
		Date consulted	05/11/2024	
Sign-off				
I6	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	JS92 24/25	
		Finance (mandatory)	DJN.24.25.150	
		Legal (mandatory)	LS/00001312/1/AC/2 2/1/25	
		Procurement (if applicable)		
		Corporate property (decisions involving Council owned land or facilities) (if applicable)		
		Human Resources (if applicable)		
Appendices				
I7	Ref.	Title of appendix		
	A	Briefing report for publication (<i>mandatory</i>)		
	B	Equalities Impact Assessment		
	C	Climate Impact Assessment		
Confidential/exempt information				
I8a	Do you need to include any	Yes	<input checked="" type="checkbox"/>	If yes, prepare a second, confidential ('Part II')

	confidential/exempt information?			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								
				Exemption Paragraph Number						
				1	2	3	4	5	6	7
18b	Confidential/exempt briefing report title: Part II Business Case		X	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	30/01/2025					
Print Name	Councillor Tudor Evans									

BRIEFING PAPER

INVESTMENT PURCHASES TO SECURE KEY ASSETS IN NEW GEORGE STREET AND WESTERN APPROACH FOR WIDER WEST END REGENERATION.

JANUARY 2025

1. EXECUTIVE SUMMARY

The Council owns the freehold title of much of the City Centre estate but where redevelopment is being contemplated a process of land assembly is required to give direct control of these assets and this includes the acquisition of headleases and underleases.

Policy PLY6 and PLY7 of the Joint Local Plan set out the ambition to transform Plymouth City Centre. With the redevelopment of Colin Campbell Court being identified as one of six priority interventions “capable of delivering landmark projects which can introduce new land uses, change perceptions of the City Centre and act as a catalyst for further regeneration.”

The Council has now identified a number of “off-market” opportunities to acquire key assets to support the regeneration plans in this area.

The purchase of these properties will provide the Council with control over key areas required to deliver the objectives of the Joint Local Plan, add weight to the case for external project funding, mitigate additional legal and compensation costs downstream and prevent further encumbrance from future lettings or sales that do not accord with the wider West End development programme.

2. BACKGROUND

The process of land assembly has already started and in November 2022 the Council acquired the long lease of a number of retail units in Raleigh Street and New George Street and the leases of these properties have now been regeared to enable future redevelopment. Several properties were also acquired along Western Approach to facilitate the development of a new health facility and in June 2024 construction commenced on a new Community Diagnostics Centre.

Redevelopment of Colin Campbell Court delivers key objectives of the Joint Local Plan intensifying use of the city centre, delivering new housing and changing perceptions of the City Centre, as well as delivering an economic impact and long term direct financial gain to the Council in the form of additional Council tax and business rates.

3. PROPOSED CHANGES AND REASONS

There is marriage value in merging the Council’s freehold and leasehold interests. In taking direct control of the occupational interest the Council can actively manage the tenancies and new lettings to increase flexibility and reduce compensation liability. This investment case is relatively straightforward as the majority of these properties are all let and income producing.

4. ALTERNATIVE OPTIONS

Do Nothing

In the ‘Do Nothing’ Option, the Council continues to receive modest ground rent of £7,500 per annum. However, if these properties cannot be acquired and redeveloped this would represent a major impediment to the regeneration of the area and the delivery of related JLP policies. This option does not achieve the strategic objectives of the Council and JLP.

Defer Acquisitions

Deferring the acquisitions would result in no up-front cost at this time. However, on balance there is a risk that the cost of acquisitions would increase as a result of new lettings or additional fees, in the event that it becomes necessary to acquire the properties through Compulsory Purchase.

5. FINANCIAL IMPLICATIONS AND RISK

The total costs of acquiring the headleases is estimated at £2.033m.

The acquisition will be funded through Service borrowing and after deductions for financing costs the properties generate a small annual surplus of £3,195 which will be used to finance additional borrowing to create a reserve to cover compensations payments related to negotiations to bring the occupation tenancies to an end

6. TIMESCALES

The majority of acquisitions are due to complete in 2025.

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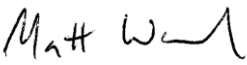
The following relates to exempt or confidential matters (Para(s) 2, 3 of Part 1, Schedule 12A of the Local Govt Act 1972). Any breach of confidentiality could prejudice the Council/person/body concerned & might amount to a breach of the councillors /employees codes of conduct.

Document is Restricted

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EQUALITY IMPACT ASSESSMENT – NGS/WA ACQUISITONS BUSINESS CASE

SECTION ONE: INFORMATION ABOUT THE PROPOSAL

Author(s): The person completing the EIA template.	Elena Muncey	Department and service:	Economic Development, Strategic Development	Date of assessment:	27/11/2024
Lead Officer: Head of Service, Service Director, or Strategic Director.	Matt Ward	Signature:		Approval date:	27/11/2024
Overview:	Investment purchases to secure key assets in New George Street and Western Approach for the wider West End regeneration.				
Decision required:	<ol style="list-style-type: none"> 1. Approve the Business Case 2. Approve the acquisition of the leasehold interests of the properties, as set out in the Business Case. 3. Allocate £2,033,000 for the project into the Capital Programme funded by service borrowing. 				

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	X
Potential internal impacts: Does the proposal have the potential to negatively impact Plymouth City Council employees?	Yes		No	X
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	X	No	
If you do not agree that a full equality impact assessment is required, please set out your justification for why not.				

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>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>	No adverse impact on age through the acquisition of these properties.	No mitigation activities required.	N/A

<p>Care experienced individuals</p> <p>(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>There is no adverse impact on those with care experience through the acquisition of these properties.</p>	<p>No mitigation activities required.</p>	<p>N/A</p>
<p>Disability</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>There is no adverse impact to those with a disability through the purchase of these properties, the layouts, general use and employment rights will remain the same.</p>	<p>No mitigation activities required.</p>	<p>N/A</p>

Gender reassignment	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).	There is no adverse impact to those who have gone through gender reassignment as a result of the purchase of these properties	No mitigation activities required.	N/A
Marriage and civil partnership	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).	There is no adverse impact from the purchase of these properties to Plymouth residents, as a result of their marital status.	No mitigation activities required.	N/A
Pregnancy and maternity	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.	There are no adverse effects on women for pregnancy or maternity, as a result of acquiring these properties.	No mitigation activities required.	N/A

Race	<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>	There is no adverse impact on people due to their race, as a result of the property acquisitions.	No mitigation activities required.	N/A
Religion or belief	<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>	There is no adverse impact on Plymouth residents religion or belief.	No mitigation activities required.	N/A
Sex	51 per cent of our population are women and 49 per cent are men (2021 Census).	There is no adverse impact from the acquisition of these properties on residents of Plymouth, based on their sex.	No mitigation activities required.	N/A

<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 sexual orientation of Plymouth residents will not be adversely impacted through the purchase of these properties.</p>	<p>No mitigation activities required.</p>	<p>N/A</p>
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SECTION FOUR: HUMAN RIGHTS IMPLICATIONS

Human Rights	Implications	Mitigation Actions	Timescale and responsible department
	<p>Ensure all HR responsibilities and requirements are met during the purchase process of all properties.</p>	<p>N/A</p>	<p>N/A</p>

SECTION FIVE: OUR EQUALITY OBJECTIVES

Equality objectives	Implications	Mitigation Actions	Timescale and responsible department
<p>Work together in partnership to:</p> <ul style="list-style-type: none"> ▪ promote equality, diversity and inclusion ▪ facilitate community cohesion ▪ support people with different backgrounds and lived experiences to get on well together 	<p>Will ensure the objectives listed are met, working with all parties, during the purchase process of these properties.</p>	<p>N/A</p>	<p>N/A</p>
<p>Give specific consideration to care experienced people to improve their life outcomes, including access to training, employment and housing.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>

Build and develop a diverse workforce that represents the community and citizens it serves.	All of the workforce for this project are already in post and therefore it will not be possible to diversify further on this occasion.	N/A	N/A
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.	Will ensure support is available where required to all of those involved in the purchase process of these properties.	N/A	N/A

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NGS/WA Business Case

Project details

Assessment author

Elena Muncey

Project summary

Investment purchases to secure key assets in New George Street and Western Approach for the wider West End regeneration.

Summary of assessment



- 1 Long term or significant negative impact
- 2 Short term or minor negative impact
- 3 No impact or neutral impact
- 4 Short term or minor positive impact
- 5 Long term or significant positive impact

The acquisition of the proposed properties does not impact any of the factors raised during the assessment. However, the purchases will hopefully aid the future regeneration of the West End of the City Centre and therefore in a later assessment the outputs will be different and there will be various impacts to note.

Assessment scores

Biodiversity

Score

(3) No impact or neutral impact

Score justification

These properties will remain as they are following these acquisitions and the future plans will not impact any existing habitats or nature.

GHG Emissions

Score

(3) No impact or neutral impact

Score justification

The acquisitions of these buildings will not impact any of the above contained in the guidance. For the future plans of the site there will be construction and disturbance but this will be included in another case/report in years to come

Renewable Energy

Score

(3) No impact or neutral impact

Score justification

The acquisition of these properties will not change renewable energy in any way.

Ocean and Waterways

Score

(3) No impact or neutral impact

Score justification

No change to the buildings once acquired, therefore will not impact water quality.

Air Quality

Score

(3) No impact or neutral impact

Score justification

No changes to the air quality as a result of the acquisitions of these properties.

Materials and Waste

Score

(3) No impact or neutral impact

Score justification

No change to the waste volume through the acquisition of these properties.

Climate Change Adaptation



Score

(3) No impact or neutral impact

Score justification

There will be no climate change impact/adaption as a result of these acquisitions.

Education / Engagement / Enabling Conditions

Score

(3) No impact or neutral impact

Score justification

No impact/change to climate change knowledge being shared through these acquisitions.

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