

**Oversight and Governance**

Chief Executive's Department

Plymouth City Council

Ballard House

Plymouth PL1 3BJ

T 01752 305155

[www.plymouth.gov.uk/democracy](http://www.plymouth.gov.uk/democracy)

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## Delegated Decisions

### Delegated Executive/Officer Decisions

Notice of call-in for non-urgent decisions must be given to the Democratic Support Team by 4.30 pm on 21 November 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/3hwmppzp>

The decision detailed below is not subject to call-in and may be implemented immediately.

## **Delegated Decisions**

### **I. Council Officer Decision - Glenn Caplin-Grey (Strategic Director of Growth):**

- I.a. COD09 25/26 - Civic Centre: Homes England Brownfield Infrastructure and Land Agreement

**(Pages 1 - 30)**

# EXECUTIVE DECISION

made by a Council Officer



## REPORT OF ACTION TAKEN UNDER DELEGATED AUTHORITY BY AN INDIVIDUAL COUNCIL OFFICER


Executive Decision Reference Number – COD09 25/26

| Decision |  |
|----------|--|
| 1        | <b>Title of decision:</b> Civic Centre: Homes England Brownfield Infrastructure and Land Agreement   |
| 2        | <b>Decision maker:</b> Glenn Caplin-Grey (Strategic Director of Growth)  |
| 3        | <b>Report author and contact details:</b> Chris Duggan (Principal Surveyor)<br>T. 01752305482 E. chris.duggan@plymouth.gov.uk  |
| 4a       | <b>Decision to be taken:</b><br>To agree the terms of the Brownfield Infrastructure and Land Agreement with Homes England for up to £18,386,278 in connection with the Civic Centre redevelopment.   |
| 4b       | <b>Reference number of original executive decision or date of original committee meeting where delegation was made:</b><br>Cabinet Decision: 31 March 2025, 'City Centre, Homes England and Civic Centre Strategic Update'<br>Granted authority to the Strategic Director for Growth to agree the terms of: A grant funding agreement with Homes England.  |
| 5        | <b>Reasons for decision:</b><br>The Cabinet decision 'City Centre, Homes England and Civic Centre Strategic Update' on 31 March 2025 granted the authority to the Strategic Director for Growth to agree the terms of a grant funding agreement with Homes England.<br><br>The terms of the grant funding agreement have now been negotiated, and the Council wishes to agree the Brownfield Infrastructure and Land Grant Funding agreement with Homes England.   |
| 6        | <b>Alternative options considered and rejected:</b><br>1. Do not enter into the Brownfield Land and Infrastructure Grant Funding Agreement.<br>Rejected: Not entering into the agreement with Homes England would cause significant financial pressures on other funding sources / lead to a gap in project finance.<br><br>2. Suggest further amendments to the Brownfield Land and Infrastructure Grant Funding Agreement.<br>Rejected: The Council and Homes England have negotiated the agreement and both parties are satisfied that the Grant Agreement meets the proposed objectives without further amendment. |
| 7        | <b>Financial implications and risks:</b><br>The financial implication of not signing the grant funding agreement would be that the investment into the Civic Centre by Homes England will not be realised.   |

|   |   |  |                  |   |
|---|---|--|------------------|---|
| <p>The GFA contains obligations on the Council relating to delivering specific outcomes, meeting milestone targets as well as certain conditions in which the grant funding would not be made available or would be required to be repaid.</p> <p>The Cabinet report introduced key gateways to manage cost risk, and included a commitment to bring back a further Cabinet and scrutiny report once the entire construction costs are known, following a procurement process. The Grant Funding Agreement gives the Council the ability to draw down funding however, the Council does not intend to draw down any project funding until this further cabinet decision has been taken. Additionally entering into the Grant Funding Agreement does not compel the Council to commit funding at this stage.</p> |   |  |                  |   |
| <p><b>8 Legal Implications and risks:</b></p> <p>The Grant Funding Agreement permits the Council to draw down a limited amount of funding for pre-construction costs before a gateway review is undertaken.</p> <p>Unless such funding is draw down, which is not the intention, there are limited obligations to Homes England.</p> <p>The risks associated with entering in the funding agreement are set out in full in the part II paper.</p>   |   |  |                  |   |
| <p><b>9a</b></p>  | <p><b>Is the decision a Key Decision?</b><br/>(please contact <a href="#">Democratic Support</a> for further advice)</p>  | <p><b>Yes</b></p>  | <p><b>No</b></p> | <p><b>Per the Constitution, a key decision is one which:</b></p>  |
|   |   |  | <p><b>X</b></p>  | <p>in the case of <b>capital</b> projects and contract awards, results in a new commitment to spend and/or save in excess of <b>£3million</b> in total</p>                |
|   |   |  | <p><b>X</b></p>  | <p>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</p> |
|   |   |  | <p><b>X</b></p>  | <p>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.</p>   |
| <p><b>9b</b></p>  | <p><b>If yes, date of publication of the notice in the <a href="#">Forward Plan of Key Decisions</a></b></p>  | <p>N/A</p>   |                  |   |
| <p><b>10</b></p>  | <p><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> | <p>One of the key ambitions of the Plymouth Plan is to be a “Growing City”. The Civic Centre project will deliver additional homes in the City Centre.</p> <p>The project links to the following corporate plan priorities:</p> <ul style="list-style-type: none"><li>• Green investment, jobs, skills and better education;</li><li>• Spending money wisely;</li><li>• Providing quality public services.</li></ul> |                  |   |
| <p><b>11</b></p>  | <p><b>Please specify any direct environmental implications of the decision (carbon impact)</b></p>  | <p>The reuse of the Civic Centre will reduce the amount of carbon used to provide new buildings and homes. A Climate Impact Assessment for the project has been undertaken and is included as an Appendix to this decision paper.</p>  |                  |   |

**Urgent decisions**

|                     |   |   |                               |  |
|---------------------|---|---|-------------------------------|--|
| I2a                 | Is the decision urgent and to be implemented immediately in the interests of the Council or the public? | Yes   |                               | (If yes, please contact <a href="#">Democratic Support</a> for advice) |
|                     |   | No  | X                             | (If no, go to section I3a)   |
| I2b                 | Reason for urgency:   |   |                               |  |
| I2c                 | Scrutiny Chair signature:   |   | Date                          |  |
|                     | Scrutiny Committee name:  |   |                               |  |
|                     | Print Name:   |   |                               |  |
| <b>Consultation</b> |   |   |                               |  |
| I3a                 | Which Cabinet Member's portfolio does this decision relate to?  | Councillor Mark Lowry (Cabinet Member for Finance)  |                               |  |
| I3b                 | Date Cabinet Member consulted   | 20 October 2025   |                               |  |
| I3c                 | Are any other Cabinet members' portfolios affected by the decision?                                     | Yes   | X                             |  |
|                     |   | No  |                               | (If no go to section I4)   |
| I3d                 | Which other Cabinet member's portfolio is affected by the decision?                                     | Councillor Chris Penberthy ( Cabinet Member for Housing, Cooperative Development and Communities)<br>Councillor John Stephens (Cabinet Member for Strategic Planning and Transport) |                               |  |
| I3e                 | Date other Cabinet member(s) consulted  | 20 October 2025   |                               |  |
| I4                  | Has any Cabinet member declared a conflict of interest in relation to the decision?                     | Yes   |                               | If yes, please discuss with the Monitoring Officer                     |
|                     |   | No  | X                             |  |
| I5                  | Which Corporate Management Team member has been consulted?  | Name  | Glenn Caplin-Grey             |  |
|                     |   | Job title   | Strategic Director for Growth |  |
|                     |   | Date consulted  | 20 October 2025               |  |
| <b>Sign-off</b>     |   |   |                               |  |
| I6                  | Sign off codes from the relevant departments consulted:   | Democratic Support (mandatory)  | JS38 25/26                    |  |
|                     |   | Finance (mandatory)   | ITG.25.26.075                 |  |
|                     |   | Legal (mandatory)   | LS/00001312/2/AC/30/10/25     |  |
|                     |   | Human Resources (if applicable)   |                               |  |

|  |   |   |          |   |          |          |          |          |
|--|---|---|----------|---|----------|----------|----------|----------|
|  |   | <b>Corporate property (if applicable)</b>   |          |   |          |          |          |          |
|  |   | <b>Procurement (if applicable)</b>  |          |   |          |          |          |          |
| <b>Appendices</b>                      |   |   |          |   |          |          |          |          |
| <b>17</b>                              | <b>Ref.</b>   | <b>Title of appendix</b>  |          |   |          |          |          |          |
|  | A   | Briefing Report Part I  |          |   |          |          |          |          |
|  | C   | Equalities Impact Assessment (24/03/2025)   |          |   |          |          |          |          |
|  | D   | Climate Impact Assessment (06/10/2025)  |          |   |          |          |          |          |
| <b>Confidential/exempt information</b> |   |   |          |   |          |          |          |          |
| <b>18 a</b>                            | <b>Do you need to include any confidential/exempt information?</b>  | <b>Yes</b>  | <b>X</b> | 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 <b>18b</b> below. |          |          |          |          |
|  |   | <b>No</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>18 b</b>                            | <b>Confidential/exempt briefing report title:</b><br>Briefing Report Part II (Confidential)   |   |          | <b>X</b>  |          |          |          |          |
| <b>Background Papers</b>               |   |   |          |   |          |          |          |          |
| <b>19</b>                              | Please list all unpublished, background papers relevant to the decision in the table below.<br><br>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>Council Officer 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 and those who do not. For further details please see the EIA attached.  |   |          |   |          |          |          |          |
| <b>Signature</b>                       |   |  |          | <b>Date of decision</b>   |          | 31.10.25 |          |          |

|            |   |
|------------|---|
| Print Name | Glenn Caplin-Grey (Strategic Director for Growth) |
|------------|---|

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# OFFICER DECISION

## Homes England Brownfield Infrastructure and Land Grant Funding Agreement Briefing Paper Part I



### 1.0 Executive Summary

The refurbishment, and re-use of the Civic Centre is a priority for the Council and Homes England (HE). We have a shared bold vision for the building to create 144 homes making the case for city living. The Civic Centre will also be the home of a major new campus extension for City College as a blue green skills hub. In March 2024, the Council's Cabinet took a decision to re-acquire the building from Urban Splash, seek further public sector funding and work with City College Plymouth to develop proposals for a new city centre skills hub in the lower floors of the building.

In March 2025, the Council's Cabinet took a further decision to accept up to £20m grant funding from Homes England under its Brownfield, Infrastructure & Land (BIL) programme and add into the Capital Programme a Council contribution of £17,366,326 made up of corporate and service borrowing. Additional grant support has also been secured of £7,996,417 Levelling Up funding.

The March 2025 cabinet approval contained numerous recommendations and reasons including; granting the authority to the Strategic Director for Growth to agree the terms of a grant funding agreement (GFA) with HE.

This briefing paper sets out the current position in relation to a funding agreement with HE and recommends that the Council enters the GFA to drive forward the redevelopment of the Civic Centre.

### 2.0 Homes England Brownfield Infrastructure and Land Grant Funding Agreement

HE BIL funding is made available for the purpose of delivering housing-led brownfield infrastructure and land projects in England.

It was reported at Cabinet in March 2025 that as part of the Council's Strategic Partnership with HE, HE was seeking internal approval for BIL funding to support the redevelopment of the Civic Centre. Subsequently, confirmation was received that the Council was successful in securing £18,386,278 BIL funding.

HE and the Council have now agreed the terms of a GFA that will make the funding available for infrastructure works which will facilitate the redevelopment of the Civic Centre.

The HE GFA makes a total of circa £18.386m available to the Council to support delivery of infrastructure works at the Civic Centre.

The proposal for the Civic Centre includes works to the building to facilitate the substantial redevelopment which will include a City Blue Green Skills Hub to support the skills aspirations of Team Plymouth and 144 residential units of accommodation.

The Council will undertake shell and core works (Infrastructure Works) to the Civic Centre to repair and renovate the structure of the Grade II listed Civic Centre building to enable conversion

into a mix of residential and commercial/educational uses. These Infrastructure Works will comprise:-

- Frame concrete repairs and fire protection
- Upper floors strengthening and concrete fire protection
- Roof works
- External wall remediation and repair including new cladding system
- Demolition and renovation work to existing building

The GFA requires the infrastructure works to be completed by the Council, and the delivery of specific outputs. These outputs comprise the Skills Hub and the 144 residential units. Receipt of the majority of the HE grant (save for circa £1.5m grant associated with design fees, planning costs etc) is contingent on certain requirements being met. For example, planning permission for the development being achieved, a fixed price construction contract for the Infrastructure Works , agreeing Heads of Terms with partners to enter into agreements for the occupation of the building and delivery of the outputs. There are limited circumstances in which HE could require repayment of the Grant.

### **3.0 Governance**

The Cabinet paper published in March 2025 included gateways and additional approvals to manage the risks associated with the Civic project. It was proposed that there will be up to two further gateway reviews by the Council's Corporate Management Team (CMT) prior to key commitments being made by the Council to progress certain stages of the project. These would be:

- (A) Prior to entering a build contract with a main contractor to complete either the phase 1 works (mainly cladding removal, concrete repairs, structural strengthening and repairs to the roof) or the phase 2 works (installation of new cladding and glazing, fire protection, mechanical and electrical works, lifts and stairs, heating, drainage and landscaping); and
- (B) Prior to entering a contract with a housing developer for the delivery of the housing within the building.

It should be noted that if a housing developer is appointed prior to entering a build contract with a main contractor, gateway (A) may not be relevant if the housing developer is to be responsible for the main contractor appointment. The current intention is that the Council will contract directly with a contractor for the phase 1 and 2 works therefore it is likely this gateway (A) will be required.

At both gateways an update will be provided to CMT. Subject to CMT support and confirmation that the cost plan remains within the budget approved by Cabinet, the final decision to proceed will be taken by the Strategic Director for Growth in consultation with the Council's S151 Officer (or the Council's Section 151 Officer, in the event that there is no Strategic Director for Growth in post). If the cost plan exceeds the budget approved by Cabinet in March 2025, the decision to proceed would be escalated to Cabinet for approval, alongside a request for the additional funding required.

In addition to these two gateways, the March 2025 cabinet paper proposed that spending of the grant funding from Homes England, the corporate borrowing and the service borrowing outlined in the cabinet paper will be subject to a more detailed business case (including a cost plan which will be subject to further due diligence and market testing) to be reviewed by the relevant Scrutiny Committee during 2025/26 and subsequently approved by Cabinet. It was noted in the Cabinet paper that there may be some overlap between the processes set out in this and the preceding paragraph if any of the gateways occur prior to March 2026.

The March 2025 cabinet paper also proposed that an update report is provided to Cabinet in 2025/2026. This will not only provide a formal opportunity to consider progress on the project but will also allow Cabinet to review any decisions required prior to any funding from HE being spent. It is envisaged the HE project funding will not start to be spent until quarter 2, 2026.

### **4.0 Risks**

The Council and Homes England fully recognise that in signing this GFA that the complete costs will not be known at this moment in the project lifecycle due to the ongoing design and procurement processes. To manage this risk both Homes England and the Council have profiled the spend to allow the gateway review process set out in the Cabinet report to take place before the HE grant is deployed. Once the full costs are known Cabinet and scrutiny will receive a report appointing the contractor and confirming the budget. It is only after that point that the HE grant funding expenditure is profiled.

The GFA contains obligations on the Council relating to delivering specific outcomes, meeting milestone targets as well as certain conditions in which the grant funding would not be made available or would be required to be repaid.

Whilst this paper seeks approval to enter the HE GFA for the purposes of securing the funding, none of the funding will be spent until the various gateways and reports to Cabinet, as outlined above, have been concluded.

### **5.0 Recommendation**

To agree the terms of the Brownfield Infrastructure and Land Agreement with Homes England for up to £18,386,278 in connection with the Civic Centre redevelopment.

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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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EQUALITY IMPACT ASSESSMENT

DESIGN, PROJECT MANAGEMENT SERVICES AND INTERNAL DEMOLITIONS

SECTION ONE: INFORMATION ABOUT THE PROPOSAL

|   |  |                                |   |                            |         |
|---|--|--------------------------------|---|----------------------------|---------|
| <b>Author(s):</b><br>The person completing the EIA template.                      | Matt Ward  | <b>Department and service:</b> | Growth, Economic Development  | <b>Date of assessment:</b> | 24/3/25 |
| <b>Lead Officer:</b><br>Head of Service, Service Director, or Strategic Director. | Matt Ward  | <b>Signature:</b>              |  | <b>Approval date:</b>      | 24/3/25 |
| <b>Overview:</b>  | <p>Plymouth has a unique growth opportunity over the next 25 years linked to the large scale £6bn investment pipeline, underpinned by a £4.5bn investment in the Dockyard and the requirement to service over 8,000 jobs. The opportunity is being driven by Growth Alliance Plymouth to ensure that the city is not only ready but reaps the transformational benefits of such an investment. To ensure that Plymouth has the correct workforce, and that local people can access these jobs the city will need to increase its skills provision and provide significantly more housing.</p> <p>The regeneration of the city centre has a major role to play in the Growth Alliance programme to deliver new housing, new skills provision and, through regeneration, to transform perceptions of the city centre locally, regionally and nationally. To deliver this ambition we have been working with Homes England to establish Plymouth as a priority place for investment and to bring forward plans to deliver 10,000 new homes as part of a town in the city. This strategic ambition is underpinned by an MOU and a commitment to explore a more formalised Joint Venture that will set out a long term commitment to Plymouth. This is a transformational moment for the city centre and Plymouth in setting out a new long-term vision, as well as a long term delivery strategy.</p> <p>One of the first two projects that will underpin this partnership is the regeneration of the Civic Centre, which, subject to formal</p> |                                |   |                            |         |

|                                  |  |
|----------------------------------|--|
|                                  | <p>approval by Homes England, is proposed to utilise a new £20m investment from Homes England to support the delivery of 144 homes to kickstart the wider regeneration process. This will also enable the delivery of a new City Centre Blue Green Skills Hub in the basement, ground and first floor of the Civic Centre as part of a new City College City Centre Campus. This will deliver 40 new courses to 2,000 students.</p> <p>The second project is the development of a new Joint Venture vehicle between Homes England and the City Council to facilitate the regeneration of the City Centre initially prioritising sites on Armada Way and in the West End.</p>   |
| <p><b>Decision required:</b></p> | <ol style="list-style-type: none"> <li>1. Notes the progress that has been made towards the creation of a new strategic delivery partnership with Homes England and delegates authority to the Service Director for Economic Development to agree the terms of a Memorandum of Understanding with Homes England setting out our joint commitment where he would not already have authority to do so.</li> <li>2. Authorises officers to progress discussions with Homes England around establishing a joint venture to facilitate housing delivery across the city subject to more detailed recommendations being provided in advance of any formal agreement being concluded.</li> <li>3. Notes the funding package for the Civic Centre project and approves an update to the capital programme to include each element of the funding as set out below: <ul style="list-style-type: none"> <li>- £8,500,000 of grant funding from the Levelling Up Fund;</li> <li>- £950,000 of District Heat Network funding;</li> <li>- Subject to Homes England's formal approval, £20,000,000 of grant funding from Homes England;</li> <li>- £14,395,144 of corporate borrowing (which includes £4.7m of corporate borrowing to replace £4.7m of Future High Street Fund grant previously vired to the Armada Way project); and</li> <li>- £2,971,182 of service borrowing.</li> </ul> </li> <li>4. Notes that the use of the grant funding from Homes England, the corporate borrowing and the service borrowing will be subject to a more detailed business case (including a cost plan which has been subject to further due diligence and market testing) to be reviewed by the relevant Scrutiny Committee during 2025/26 and subsequently approved by Cabinet.</li> <li>5. Approves the freehold purchase of the Civic Centre from Urban Splash for £1.00.</li> <li>6. Grants authority to the Strategic Director for Growth or the Section 151 Officer to agree the terms of: <ul style="list-style-type: none"> <li>- A grant funding agreement with Homes England; and</li> <li>- An Agreement for Lease and / or Lease of all or parts of the Civic Centre to one or more third parties and / or any other related agreements in order to facilitate the redevelopment of the site.</li> </ul> </li> </ol> |



SECTION TWO: EQUALITY IMPACT ASSESSMENT SCREENING TOOL

|  |  |  |           |    |
|--|--|--|-----------|----|
| <b>Potential external impacts:</b><br>Does the proposal have the potential to negatively impact service users, communities or residents with protected characteristics?                  | <b>Yes</b>   |  | <b>No</b> | No |
| <b>Potential internal impacts:</b><br>Does the proposal have the potential to negatively impact Plymouth City Council employees?   | <b>Yes</b>   |  | <b>No</b> | No |
| 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> | No |
| If you do not agree that a full equality impact assessment is required, please set out your justification for why not.   | The decision will enhance opportunity for all residents by increasing the options for new housing in the city centre and increasing the provision of education facilities. |  |           |    |

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 |
|--|--|----------------|-----------------------|--------------------------------------|
|--|--|----------------|-----------------------|--------------------------------------|

|            |   |  |  |  |
|------------|---|--|--|--|
| <b>Age</b> | <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><b>Care experienced individuals</b></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><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>   |  |  |  |

|                                       |   |  |  |  |
|---------------------------------------|---|--|--|--|
| <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).  |  |  |  |
| <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.<br><br>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). |  |  |  |
| <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.  |  |  |  |

|                           |  |  |  |  |
|---------------------------|--|--|--|--|
| <b>Race</b>               | <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> |  |  |  |
| <b>Religion or belief</b> | <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>  |  |  |  |
| <b>Sex</b>                | <p>51 per cent of our population are women and 49 per cent are men (2021 Census).</p>  |  |  |  |
| <b>Sexual orientation</b> | <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>   |  |  |  |

SECTION FOUR: HUMAN RIGHTS IMPLICATIONS

| Human Rights | Implications | Mitigation Actions | Timescale and responsible department |
|--------------|--------------|--------------------|--------------------------------------|
|              | None         |                    |                                      |

SECTION FIVE: OUR EQUALITY OBJECTIVES

| Equality objectives   | Implications   | Mitigation Actions | Timescale and responsible department |
|---|--|--------------------|--------------------------------------|
| <b>Work together in partnership to:</b> <ul style="list-style-type: none"><li>▪ promote equality, diversity and inclusion</li><li>▪ facilitate community cohesion</li><li>▪ support people with different backgrounds and lived experiences to get on well together</li></ul> | The decision will enhance opportunity for all residents by increasing the options for new housing in the city centre and increasing the provision of education facilities.                     |                    |                                      |
| <b>Give specific consideration to care experienced people to improve their life outcomes, including access to training, employment and housing.</b>   | Access to education and training for care experienced people will be promoted.   |                    |                                      |
| <b>Build and develop a diverse workforce that represents the community and citizens it serves.</b>  | The decision will enhance opportunity for all residents to gain skills that will equip them for work by increasing the provision of education facilities.                                      |                    |                                      |
| <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>  | Regeneration of the city centre will create a more vibrant and inclusive environment, with more activity that is expected to help reduce crime, as a result of increased natural surveillance. |                    |                                      |



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# Civic Centre Redevelopment

## Project details

### Assessment author

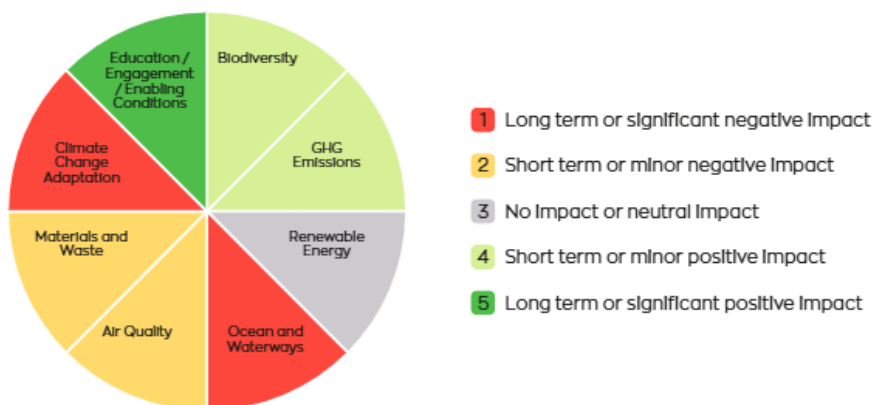
Sheila Nethercott

### Project summary

The redevelopment of the Civic Centre Building, Armada Way into a mix of education and residential use. Includes the conversion of the tower into ca 144 residential units, and conversion of the podium and basement into a new skills hub for City College Plymouth.

The scheme includes demolition, alterations to the elevations including new cladding, and new public realm.

## Summary of assessment



## Assessment scores

### Biodiversity

#### Score

(4) Short term or limited positive impact

#### Score justification

The site is of very limited ecological value, an Ecological Mitigation and Enhancement Strategy was produced by Spalding Associates (Environmental) Ltd. in 2019 and concluded that there will be an increase in biodiversity at the site. The majority of the habitat areas will be retained and enhanced post-construction. The one exception being the loss of a small 199 m<sup>2</sup> area of poor-quality amenity grassland. However if the proposed planting recommendations

are adopted, biodiversity value will be increased post-construction. The pre-construction biodiversity score for this site is 6.15. The post-construction biodiversity score for this site is 8.89. This represents a positive change in biodiversity of +2.74.

**Mitigatory measures applied:**

Wildflower lawn  
Containerised trees and pollinator planting areas  
Introduced shrubs  
Pollinator hedge  
Bird boxes and enhancements (4 x species and Peregrine-specific)  
Bat roosting provisions

## GHG Emissions

**Score**

(4) Short term or limited positive impact

**Score justification**

The development of the Civic Centre will retain the existing structure and the embodied carbon within the structure. Demolition and construction activities will require material deliveries and waste removals to be transported by road. There will be a one off increase in greenhouse gas emissions during the construction phase, however, no parking provision is provided in the building for college attendees or residents. Long term this will encourage the use of public and active transport. Long term operational emissions will be low as the heating will be supplied from the district heat network.

**Mitigatory measures applied:**

The contractors will be challenged to employ methods with the least environmental impact.

## Renewable Energy

**Score**

(3) No impact or neutral impact

**Score justification**

It is planned to connect both the residential and educational parts of the building to the proposed district heat network avoiding any reliance on fossil fuels, and benefitting from surplus waste heat. The use of PV will be explored in the design phase, however, it is unlikely the PV will meet the full energy demand.

## Ocean and Waterways

**Score**

(1) Long lasting or severe negative impact

**Score justification**

The site is located in a Critical Drainage Area where the Environment Agency considers the existing drainage to be at or close to capacity. In addition, the site is located in an area identified in the PFRA Review as being at significant risk from local flooding. Surface water flood risk mapping provided by the Environment Agency indicates the site is at a low risk of surface water flooding from a 1% AEP (1 in 100 year return period) flood event. Mapping shows the

basement entrance has the potential to flood up to 0.6m deep during a 1 in 100 year return period (1% AEP) flood event. The redevelopment of the Civic Centre will increase the need for water to be treated as sewerage and the drainage strategy will need to be carefully considered to minimise the impact.

**Mitigatory measures applied:**

Full consideration will be made during the design phase on how foul and surface water can be disposed of without increasing the risk of sewer flooding and pollution of the water environment.

## Air Quality

**Score**

(2) Short term or limited negative impact

**Score justification**

The location is highly accessible to nearby amenities and workplaces in the city centre and parking will not be included within the building basement. Measures to reduce the impact on air quality during the construction phase will be considered and implemented.

**Mitigatory measures applied:**

No parking provision in the building.

## Materials and Waste

**Score**

(2) Short term or limited negative impact

**Score justification**

The demolition work and construction activities will generate waste. Construction waste management is highly regulated and this will be managed and monitored carefully.

**Mitigatory measures applied:**

The design of the Civic Centre development has been amended to reduce the extent of demolition of the 1970's additions to the building. The project as a whole is to refurbish and redevelop the building which will have a much lesser impact than the full demolition of the structure.

## Climate Change Adaptation

**Score**

(1) Long lasting or severe negative impact

**Score justification**

The proposed increase in residential dwellings effectively reduces the capacity of the downstream combined sewer to receive surface water, potentially increasing flood risk to properties downstream.

**Mitigatory measures applied:**

The current proposed drainage is sized to accommodate the 100 year + 40% storm event with oversized pipes and orifice flow control to restrict flows to less than the existing discharge rates to provide a betterment to the existing

downstream infrastructure. This design is to be further developed and options to discharge surface water to a future surface water drainage corridor will be assessed. Permeable paving will be used where possible to reduce the impact on the existing sewer network.

## **Education / Engagement / Enabling Conditions**

### **Score**

(5) Long lasting or extensive positive impact

### **Score justification**

A main aim of the project is to provide a city centre campus for City College Plymouth. This campus is intended to be a 'blue-green skills hub' to educate and increase local skills in marine engineering and environmental management. Long term the project will encourage residents and students of the college to adopt climate friendly behaviours particularly in the use of active and public transport.

### **Mitigatory measures applied:**

No parking provision in the building