



**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)

Published 26/05/21

## Delegated Decisions

### Delegated Executive/Officer Decisions

Delegated Executive and Officer decisions are published every Wednesday 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>

**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 immediately.

## **Delegated Decisions**

### **I. Anthony Payne - Strategic Director for Place:**

I.1. Plot B240 Plymouth International Medical and Technology Park **(Pages 1 - 26)**

# EXECUTIVE DECISION

## made by a Council Officer



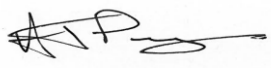
### REPORT OF ACTION TAKEN UNDER DELEGATED AUTHORITY BY AN INDIVIDUAL COUNCIL OFFICER

Executive Decision Reference Number – COD01 21/22

Decision	
1	<p><b>Title of decision:</b> Plot B240, Plymouth International Medical and Technology Park new commercial development</p>
2	<p><b>Decision maker (Council Officer name and job title):</b> Anthony Payne – Strategic Director for Place</p>
3	<p><b>Report author and contact details:</b> Karen Renshaw, Senior Project Manager, Strategic Projects Team, HR &amp; OD <a href="mailto:Karen.renshaw@plymouth.gov.uk">Karen.renshaw@plymouth.gov.uk</a></p>
4a	<p><b>Decision to be taken:</b> To award the contract for the construction of light industrial and office units on Council owned land on William Prance Road at Plymouth International Medical and Technology Park to the successful tenderer, following a competitive procurement activity. The Executive Decision gives delegated authority to the Strategic Director of Place to award the contract. Details of the successful tenderer are set out in the Contract Award Report - Part II</p>
4b	<p><b>Reference number of original executive decision or date of original committee meeting where delegation was made:</b> Executive Decision L19 18/19</p>
5	<p><b>Reasons for decision:</b> In accordance with the delegated authority granted by the Executive Decision made by the Leader of the Council on 21 November 2018 the project undertook a procurement exercise.  The Council received five returns and following a tender analysis is now in a position to award the contract.  See Contract Award Report - Part II</p>
6	<p><b>Alternative options considered and rejected:</b></p> <ol style="list-style-type: none"> <li>1. Do nothing Loss of opportunity to promote economic and employment growth, secure a long-term income revenue and other associated benefits.</li> <li>2. Land Sale to 3<sup>rd</sup> Party Rejected as it fails to satisfy PCC's aspirations to create long term revenue generating investments</li> </ol>

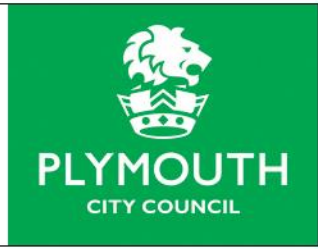
7	<p><b>Financial implications:</b></p> <p>The development capital costs will be part funded from the HOTSW LEP Get Building Fund for Plymouth's Business Parks to a maximum of £1,936,967 with the remainder funded from PCC service borrowing as part of the AIP within the priority list. The Business Case was originally approved in 2018 by Executive Decision L19 18/19 utilising just PCC funding. LEP funding became available in Winter 2020 and on the approval of the Plymouth Business Parks Business Case, this was approved by Executive Decision L49 20/21 on 23 March 2021</p>																
8	<table border="1"> <tr> <td data-bbox="225 539 759 1128"> <p><b>Is the decision a Key Decision?</b> (please contact <a href="#">Democratic Support</a> for further advice)</p> </td> <td data-bbox="759 539 852 629">Yes</td> <td data-bbox="852 539 1007 629">No</td> <td data-bbox="1007 539 1501 629"> <p><b>Per the Constitution, a key decision is one which:</b></p> </td> </tr> <tr> <td></td> <td></td> <td data-bbox="852 629 1007 797">X</td> <td data-bbox="1007 629 1501 797"> <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> </td> </tr> <tr> <td></td> <td></td> <td data-bbox="852 797 1007 983">X</td> <td data-bbox="1007 797 1501 983"> <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></p> </td> </tr> <tr> <td></td> <td></td> <td data-bbox="852 983 1007 1128">X</td> <td data-bbox="1007 983 1501 1128"> <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> </td> </tr> </table>	<p><b>Is the decision a Key Decision?</b> (please contact <a href="#">Democratic Support</a> for further advice)</p>	Yes	No	<p><b>Per the Constitution, a key decision is one which:</b></p>			X	<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>			X	<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></p>			X	<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>Is the decision a Key Decision?</b> (please contact <a href="#">Democratic Support</a> for further advice)</p>	Yes	No	<p><b>Per the Constitution, a key decision is one which:</b></p>														
		X	<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>														
		X	<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></p>														
		X	<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>														
8b	<p>If yes, date of publication of the notice in the <a href="#">Forward Plan of Key Decisions</a></p>																
9	<p>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> <p><b>Corporate Plan Objectives</b></p> <ul style="list-style-type: none"> <li>• Economic growth that benefits as many people as possible</li> <li>• Quality jobs and valuable skills</li> <li>• Spending money wisely</li> </ul>																
10	<p>Please specify any direct environmental implications of the decision (carbon impact)</p> <p>It is proposed that the development will incorporate sustainable technologies to minimise carbon emissions and running costs, including solar photovoltaic panels, increased levels of insulation, effective use of natural daylight and drainage</p>																
<b>Urgent decisions</b>																	
11	<table border="1"> <tr> <td data-bbox="225 1783 727 1877"> <p><b>Is the decision urgent and to be implemented immediately in the interests of the Council or the public?</b></p> </td> <td data-bbox="727 1783 879 1877">Yes</td> <td data-bbox="879 1783 1007 1877"></td> <td data-bbox="1007 1783 1501 1877">(If yes, please contact <a href="#">Democratic Support</a> for advice)</td> </tr> <tr> <td></td> <td data-bbox="727 1877 879 1944">No</td> <td data-bbox="879 1877 1007 1944">X</td> <td data-bbox="1007 1877 1501 1944">(If no, go to section 13a)</td> </tr> </table>	<p><b>Is the decision urgent and to be implemented immediately in the interests of the Council or the public?</b></p>	Yes		(If yes, please contact <a href="#">Democratic Support</a> for advice)		No	X	(If no, go to section 13a)								
<p><b>Is the decision urgent and to be implemented immediately in the interests of the Council or the public?</b></p>	Yes		(If yes, please contact <a href="#">Democratic Support</a> for advice)														
	No	X	(If no, go to section 13a)														
12a	<p>Reason for urgency:</p>																

I2b	Scrutiny Chair signature:		Date	
	Scrutiny Committee name:			
	Print Name:			
<b>Consultation</b>				
I3a	Are any other Cabinet members' portfolios affected by the decision?	Yes		
		No	X	(If no go to section I4)
I3b	Which other Cabinet member's portfolio is affected by the decision?			
I3c	Date Cabinet member consulted	25 March 2021 Councillor Nick Kelly		
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	Anthony Payne	
		Job title	Strategic Director for Place	
		Date consulted	140521	
<b>Sign-off</b>				
I6	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	DS01 21/22	
		Finance (mandatory)	Ba 21.22.11	
		Legal (mandatory)	MS/19.05.21	
		Human Resources (if applicable)	n/a	
		Corporate property (if applicable)	n/a	
		Procurement (if applicable)	SN/PS/585/ED/0521	
<b>Appendices</b>				
I7	Ref.	Title of appendix		
	A	Contract Award Report – Part I		
	B	Equalities Impact Assessment		

Confidential/exempt information								
18a	Do you need to include any confidential/exempt information?	Yes	X	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.				
		No						
		Exemption Paragraph Number						
		1	2	3	4	5	6	7
18b	Confidential/exempt briefing report title: Contract Award Report – Part II			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
Council Officer 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 and those who do not. For further details please see the EIA attached.							
Signature			Date of decision	17.5.21				
Print Name	Anthony Payne							

**PROCUREMENT GATEWAY 3 -  
CONTRACT AWARD REPORT PART I**

Plot B240 Construction - 20264



- 1. INTRODUCTION**
- 2. BACKGROUND**
- 3. PROCUREMENT PROCESS**
- 4. TENDER EVALUATION CRITERIA**
- 5. SUMMARY OF EVALUATION**
- 6. FINANCIAL IMPLICATIONS**
- 7. RECOMMENDATIONS**
- 8. APPROVAL**



## **I. INTRODUCTION**

This contract award report is for the appointment of a Principal Contractor for the Design and Build of Plot B240 under a JCT 2016 Design and Build Contract

Contract Duration: approx. 12 months

## **2. BACKGROUND**

In November 2018 approval was given for the development of a c1, 799sq m of office and commercial space at Plot B240, Plymouth International Medical and Technology Park. Over the last two and a half years feasibility and design work has been undertaken. Planning permission was granted in October 2020 subject to discharge of conditions

## **3. PROCUREMENT PROCESS**

A competitive procurement was run following the 'Request for Quotation' procedure as outlined in the Council's Contract Standing Orders. This is a one stage process incorporating both suitability assessment criteria and contract award criteria. Under this process a minimum of 3 suppliers must be invited to submit written quotations, 2 of whom should be local PL postcode suppliers. For this procurement, six suppliers were invited (whom 5 are local) to this opportunity.

## **4. TENDER EVALUATION CRITERIA**

Evaluation was undertaken in accordance with the overall evaluation strategy for the project.

The Council has evaluated tender submissions as a two part process.

The first part consisted of an assessment of the Tenderer's suitability in principle to deliver the works as detailed in the ITT document pack and checking that all required documents were completed and submitted. Only Tenderers passing this first part had their Tenders evaluated at the second part.

The second part is the award and considers the merits of the eligible Tenders in order to assess which is the most economically advantageous. In this part only quality, price and social value criteria that are linked to the subject matter of the contract were used.

### **4.2 Part I - Suitability Assessment (Schedule I)**

Part I assessments were made against the responses to the suitability assessment questionnaire included at Schedule I in the Return Document.

#### **4.2.1 Evaluation Criteria and Methodology**

All Suitability Assessment questions were evaluated on a PASS/FAIL basis. Each question clearly indicated what response constitutes as PASS and what response constitutes as FAIL. In the event of the Tenderer being awarded a 'fail' on any of the criteria, the remainder of the Tender was not be evaluated and would have been eliminated from the process. The company would have been disqualified if they did not submit these completed questions.

Wherever possible the Council permits Tenderers to self-certify they meet the minimum PASS/FAIL requirements without the need to attached evidence or supporting information. However where the Council regards the review of certain evidence and supporting information as critical to the success of the procurement this was specifically requested.

The return document clearly indicated whether 'Self-certification' was acceptable or whether 'Evidence is required' for each question.

Where Tenderers were permitted to self-certify, evidence will be sought from the successful Tenderer at contract award stage. Please note the successful Tenderer must be able to provide all evidence to the satisfaction of the Council at contract award stage within a reasonable period, if the successful Tenderer is unable to provide this information the Council reserves the right to award the contract to the next highest scoring Tenderer and so on.

### 4.3 Stage 2- AWARD

Tenderers passing all the pass/fail criteria in part 1 had their responses made to part 2 evaluated by the Council to determine the most economically advantageous Tender based on the quality, price and social value criteria that were linked to the subject matter of the contract.

#### 4.3.1 Award criteria

The high level award criteria is as follows:

Criteria	Weighting
Price	55%
Quality	40%
Social Value	5%
TOTAL	100%

Weightings for individual sub-criteria contained under each of the above were detailed in the return document.

#### 4.3.2 Evaluation Methodology

##### 4.3.2.1 PRICE (Schedule 3)

Evaluation made against comparison of pricing schedules.

#### PRI Total Tender Sum

The Tenderer's Total Tender Sum was evaluated using the scoring system below:

##### Scoring System

Lowest price quoted from all Tenderers receives maximum % score (55%). Other Tenderers' prices are scored in accordance with the following equation:

$$\% \text{ Score} = 55 \times (1 - ((\text{Tender Price} - \text{Lowest Tender}) / \text{Lowest Tender})) / 100$$

#### 4.3.2.2 QUALITY (Schedule 2 and Schedules 5-8)

Each question was clearly identified as being evaluated on a pass/fail or scored basis.

**Pass/Fail Questions-** Questions identified as PASS/FAIL were evaluated on a pass/fail basis. Each question clearly indicated what response constitutes as PASS and what response constitutes as FAIL. In the event of the Tenderer being awarded a 'fail' on any of the criteria, the remainder of their Tender was not evaluated and they would have been eliminated from the process. The company would have been disqualified if they did not submit these completed questions.

**Scored Questions -** Questions identified as SCORED were evaluated in accordance with the sub-criteria and weightings detailed in the return document.

Section weightings were identified at the top of each group of questions and sub-weightings were identified against individual questions. The question or group of questions were allocated a score and the appropriate weightings were then applied. The weighted score was rounded to two decimal places.

Questions identified as SCORED were evaluated using the scoring system below:

Response	Score	Definition
Excellent	5	Response is completely relevant and excellent overall. The response is comprehensive, unambiguous and demonstrates a thorough understanding of the requirement/outcomes and provides details of how the requirement/outcomes will be met in full.
Very good	4	Response is particular relevant. The response is precisely detailed to demonstrate a very good understanding of the requirements and provides details on how these will be fulfilled.
Good	3	Response is relevant and good. The response is sufficiently detailed to demonstrate a good understanding and provides details on how the requirements/outcomes will be fulfilled.
Satisfactory	2	Response is relevant and acceptable. The response addresses a broad understanding of the requirements/outcomes but lacks details on how the requirement/outcomes will be fulfilled in certain areas.
Poor	1	Response is partially relevant and poor. The response addresses some elements of the requirements/outcomes but contains insufficient/limited detail and explanation to demonstrate how the requirements/outcomes will be fulfilled.
Unacceptable	0	No or inadequate response. Fails to demonstrate an ability to meet the requirement/deliver the required outcomes.

***Tenderers must achieve an average score of 2 or more for each scored item. Any scored criteria item receiving an average of less than 2 will result in the Tender being rejected and Tenderer being disqualified from the process.***

The Council has decided to take a '**consensus**' scoring evaluation approach to this procurement. This means that, following the independent evaluation of submissions, where there is a difference

in individual evaluator scoring for one or more individual questions, a moderation session will take place to arrive at an agreed, consensus score. In the event that the evaluators cannot agree on a final score, the score awarded by the majority will be the consensus score.

#### 4.3.2.3 SOCIAL VALUE (Schedule 4)

Social value commitments were assessed based on a combination of quantitative and qualitative assessment. Weightings were contained within the Return Document.

#### SV1.1- Total Social Value Commitment (£) (Quantitative)

The Tenderer's Total Social Value Commitment was evaluated using the quantitative scoring system below:

$$\left( \frac{\text{Tenderer's Total Social Value Commitment (£)}}{\text{Highest Total Social Value Commitment (£)}} \right) \times \text{Weighting} = \text{Weighted score}$$

#### SV2.1 – Social Value Method Statements (Qualitative)

The method statements submitted in support of the social value commitments made in SV1 were allocated a single score and the appropriate weighting were then applied. The weighted score was rounded to two decimal places.

The qualitative responses were evaluated using the scoring system below:

Response	Score	Definition
Excellent	5	Response is completely relevant and excellent overall. The response is comprehensive, unambiguous and demonstrates a thorough understanding of the requirement/outcomes and provides details of how the requirement/outcomes will be met in full.
Very good	4	Response is particular relevant. The response is precisely detailed to demonstrate a very good understanding of the requirements and provides details on how these will be fulfilled.
Good	3	Response is relevant and good. The response is sufficiently detailed to demonstrate a good understanding and provides details on how the requirements/outcomes will be fulfilled.
Satisfactory	2	Response is relevant and acceptable. The response addresses a broad understanding of the requirements/outcomes but lacks details on how the requirement/outcomes will be fulfilled in certain areas.
Poor	1	Response is partially relevant and poor. The response addresses some elements of the requirements/outcomes but contains insufficient/limited detail and explanation to demonstrate how the requirements/outcomes will be fulfilled.
Unacceptable	0	No or inadequate response. Fails to demonstrate an ability to meet the requirement/deliver the required outcomes.

***Tenderers must achieve an average score of 1 or more for each scored item. Any scored criteria item receiving an average of less than 1 will result in the Tender being rejected and Tenderer being disqualified from the process.***

The Council has decided to take a '**consensus**' scoring evaluation approach to this procurement. This means that, following the independent evaluation of submissions, where there is a difference in individual evaluator scoring for one or more individual questions, a moderation session will take place to arrive at an agreed, consensus score. In the event that the evaluators cannot agree on a final score, the score awarded by the majority will be the consensus score.

## **5. SUMMARY OF EVALUATION**

The procurement documentation was issued electronically via the Supplying The South West portal on 20<sup>th</sup> November 2020, with a tender submission date of 15<sup>th</sup> January 2021. Submissions were received from five suppliers.

The tender submissions were independently evaluated by Council Officers and an external consultant all of whom have the appropriate skills and experience, in order to ensure transparency and robustness in the process.

In order to ensure fairness of the process the evaluation of Quality and Price were split, with Price information being held back from the Quality evaluators.

### **Suitability**

The pass/fail evaluation was undertaken by the Procurement Services function. The minimum pass/fail suitability questions were evaluated by the evaluation panel. The results are contained in the confidential paper.

### **Quality**

The tenders were evaluated by the evaluation panel all of whom had the appropriate skills and experience in order to ensure transparency and robustness in the process. The resulting scores are contained in the confidential paper.

### **Price**

Price clarifications were evaluated by the internal Quantity Surveyor and managed through The Supplying the South West Portal. The financial scores are contained in the confidential paper.

## **6. FINANCIAL IMPLICATIONS**

Financial provision has been made for this contract within the project budget. Details of the contractual pricing are contained in the confidential paper.


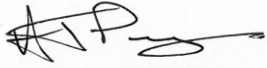
## **7. RECOMMENDATIONS**

It is recommended that a contract be awarded to the highest scoring Tenderer for Plot B240 Construction. Details of the successful Tenderer have been set out in the confidential paper.

This award will be provisional and subject to the following:

- Receipt of the satisfactory self-certification documents. In the event the highest scoring supplier cannot provide the necessary documentation the Council reserves the right to award the contract to the second highest scoring supplier.
- No challenge made during the voluntary standstill period

**8. APPROVAL****Authorisation of Contract Award Report**

<b>Author (Responsible Officer / Project Lead)</b>			
<b>Name:</b>	James Watt		
<b>Job Title:</b>	Head of Land & Property		
<b>Additional Comments (Optional):</b>			
<b>Signature:</b>		<b>Date:</b>	17/05/21
<b>Service Director</b>			
<b>[Signature provides authorisation to this award report and award of Contract]</b>			
<b>Name:</b>	Anthony Payne		
<b>Job Title:</b>	Strategic Director for Place		
<b>Additional Comments (Optional):</b>			
<b>Signature:</b>		<b>Date:</b>	17.5.21

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

This page is intentionally left blank



# EQUALITY IMPACT ASSESSMENT

Land & Property: Economic Development: Place



## STAGE 1: WHAT IS BEING ASSESSED AND BY WHOM?

<b>What is being assessed - including a brief description of aims and objectives?</b>	Direct development of an underutilised PCC owned site as part of the Council's Asset Investment Program to promote economic and employment growth, secure other associated benefits and provide a long term income stream.
<b>Author</b>	Sarah Partridge, MRICS
<b>Department and service</b>	Land & Property: Economic Development
<b>Date of assessment</b>	26 October 2018

## STAGE 2: EVIDENCE AND IMPACT

Protected characteristics (Equality Act)	Evidence and information (eg data and feedback)	Any adverse impact See <a href="#">guidance</a> on how to make judgement	Actions	Timescale and who is responsible
<b>Age</b>	<p>The average age in Plymouth (39.0 years) is about the same as the rest of England (39.3 years), but less than the SW (41.6yrs).</p> <p>The city has the third lowest percentage of older people (75), and the fifth highest percentage of children and young people (under 18) of the 16 SW authorities.</p> <p>Children and young people (CYP) under-18 account for 19.8% of the population.</p>	No adverse impacts anticipated	n/a	n/a

<b>Disability</b>	Accessibility through Equalities Act – Landlord responsibilities	No adverse impacts anticipated	The proposed development will be completed in accordance with current Building Regulations and statutory approvals and as such will be fully compliant with the latest version of the Disability Discrimination Act and provisions on design access requirements and the latest Equality Act.  Requirements will be monitored as part of asset management regime and any further works carried out as legislation/best practice dictates.	Delivered in the course of development and then ongoing – Land & Property
<b>Faith/religion or belief</b>	Christian - 148,917 people (58.1%), decreased from 73.6% since 2001.  32.9% of the Plymouth population stated they had no religion.  Those with a Hindi, Buddhist, Jewish or Sikh religion combined totalled less than 1%.	No adverse impacts anticipated	n/a	n/a
<b>Gender - including marriage, pregnancy and maternity</b>	Overall 50.6% of our population are women and 49.4% are men; this reflects the national figure of 50.8%	No adverse impacts anticipated	n/a	n/a

	<p>women and 49.2% men.</p> <p>There were 3280 births in 2011. Birthrate trends have been on the increase since 20015, but since 2010 the number of births has stabilised. Areas with highest numbers of births include Stonehouse (142), Whitleigh (137) and Devonport (137).</p> <p>Of those aged 16 and over 90,765 (42.9%) people are married. 5,190 (2.5%) are separated and still legally married or legally in a same-sex civil partnership.</p>			
<b>Gender reassignment</b>	<p>It is estimated that there may be 10,000 transgender people in the UK.</p> <p>There were 26 referrals from Plymouth made to the Newton Abbott clinic, the nearest clinic, in 2013/14 to February 6.</p>	No adverse impacts anticipated	n/a	n/a
<b>Race</b>	<p>92.9% of Plymouth's population identify themselves as White British.</p> <p>7.1% identify themselves as Black and Minority Ethnic (BME) with White Other (2.7%), Chinese (0.5%) and Other Asian (0.5%) the most common ethnic groups.</p>	No adverse impacts anticipated	n/a	n/a

	Our recorded BME population rose from 3% in 2001 to 6.7% in 2011 therefore has more than doubled since the 2001 census			
<b>Sexual orientation - including civil partnership</b>	There is no precise local data on numbers of Lesbian, Gay and Bi-sexual (LGB) people in Plymouth, but nationally the government have estimated this to be between 5 - 7% and Stonewall agree with this estimation given in 2005. This would mean that for Plymouth the figure is approximately 12,500 – 17,500 people aged over 16 in Plymouth are LGB.	No adverse impacts anticipated	n/a	n/a

**STAGE 3: ARE THERE ANY IMPLICATIONS FOR THE FOLLOWING? IF SO, PLEASE RECORD ACTIONS TO BE TAKEN**

Local priorities	Implications	Timescale and who is responsible
<b>Reduce the inequality gap, particularly in health between communities.</b>	The provision of new employment accommodation will assist in providing more job opportunities for all and contribute to reducing the inequality gap across the City.	Once completed, the development is expected to be let within 12 months – Land & Property
<b>Good relations between different communities (community cohesion)</b>	n/a	
<b>Human rights</b> Please refer to <a href="#">guidance</a>	n/a	
<b>Principles of fairness</b> Please refer to <a href="#">guidance</a>	As above: Things that make the biggest difference to people’s lives should get priority when deciding where resources go - Positive impact for all groups as the development is expected to promote economic and	Ongoing – Land & Property

	employment growth and deliver long term revenue, protecting and increasing the budget available to support front line services.	
--	---	--

**STAGE 4: PUBLICATION**

Responsible Officer: James Watt, Head of Land & Property

Date 26 October 2018

Director, Assistant Director or Head of Service

This page is intentionally left blank