

EXECUTIVE DECISION

made by a Cabinet Member




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

Executive Decision Reference Number – L40 19/20

Decision	
1	Title of decision: City Business Park Computer Complex Demolition
2	Decision maker (Cabinet Member): Leader of Plymouth City Council, Councillor Tudor Evans
3	Report author and contact details: Dan Williams, Compliance & Contracts Team Leader, Facilities Management – 01752 308841 daniel.williams@plymouth.gov.uk
4	<p>Decision to be taken: Leader of the Council: Approves the Business Case Allocates £363,000 for the project within the Capital Programme funded by Service Borrowing Authorises the procurement process Delegates the award of the contract to Service Director for Finance</p>
5	<p>Reasons for decision: By demolishing the Computer Complex building, the risk of asbestos exposure is completely and immediately removed. Tenants have already been re-located into other PCC properties at a cost to the FM service. This will leave space for redevelopment by the Economic Development team to continue with the 'Grow Plymouth' objectives.</p>
6	<p>Alternative options considered and rejected:</p> <p>Option 1: Do Nothing</p> <p>By doing nothing the risk from asbestos exposure is retained, if not increased due to the deteriorating condition of the building.</p> <p>Option 3: Encapsulate and maintain asbestos containing materials</p> <p>Asbestos can be encapsulated at a cost of circa £433,656 however significant maintenance liabilities will be retained using up a large amount of staff resources. Significantly higher service borrowing attracting further interest.</p> <p>Option 4: Removal and reinstatement £660,606 other maintenance liabilities</p> <p>Computer Complex has a series of maintenance issues that would not be addressed by removal and reinstatement. E.G Replacement heating, fire and intruder systems. As above, there is a significantly higher service borrowing cost attracting further interest whilst leaving a dated</p>

	building to maintain.			
7	Financial implications: £363,000 Service borrowing over 10 years at 2.25% from FM Budget @ £40,941 pa			
8	Is the decision a Key Decision? (please contact Democratic Support for further advice)	Yes	No	Per the Constitution, a key decision is one which:
			X	in the case of capital projects and contract awards, results in a new commitment to spend and/or save in excess of £3million in total
			X	in the case of revenue projects when the decision involves entering into new commitments and/or making new savings in excess of £1million
		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>Growing Plymouth</p> <p>Leaving opportunity for future development of the land into a new asset that can accommodate start-up businesses. Increasing economic development in the area.</p> <p>Caring Plymouth</p> <p>Removing asbestos exposure hazard in a key business park to staff and business which occupy the space.</p>		
10	Please specify any direct environmental implications of the decision (carbon impact)	Removal of asbestos will cause use of fossil fuels however ultimate an inefficient building will be demolished which gives the opportunity to repurpose the site and ensure compliance with carbon reduction commitment.		
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		Date	

	Chair Signature:			
	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?	Cllr Mark Lowry		
I3c	Date Cabinet member consulted	Yes		
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	Andrew Hardingham	
		Job title	Service Director Finance	
		Date consulted	04/02/2020	
Sign-off				
I6	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	DS94 19/20	
		Finance (mandatory)	pl.19.20.277	
		Legal (mandatory)	MS/10.03.20	
		Human Resources (if applicable)		
		Corporate property (if applicable)	RB/10.03.20	
		Procurement (if applicable)	HG/PS/525/BC/1219	
Appendices				
I7	Ref.	Title of appendix		
	A	Demolition of Computer Complex briefing report		
	B	Equalities Impact Assessment <i>(where required)</i>		

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. (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	Computer Complex Demolition Business Case			X				
Background Papers								
19	Please list all unpublished, background papers relevant to the decision in the table below. Background papers are <u>unpublished</u> works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based. If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part I of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.							
Title of background paper(s)		Exemption Paragraph Number						
		1	2	3	4	5	6	7
Cabinet Member Signature								
20	I agree the decision and confirm that it is not contrary to the Council's policy and budget framework, Corporate Plan or Budget. In taking this decision I have given due regard to the Council's duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act and those who do not. For further details please see the EIA attached.							
Signature				Date of decision		28/04/2020		
Print Name		Cllr Tudor Evans						