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

Deci	sion
I	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 <u>daniel.williams@plymouth.gov.uk</u>
4	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
5	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.
6	Alternative options considered and rejected: Option 1: Do Nothing
	By doing nothing the risk from asbestos exposure is retained, if not increased due to the deteriorating condition of the building.
	Option 3: Encapsulate and maintain asbestos containing materials
	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.
	Option 4: Removal and reinstatement £660,606 other maintenance liabilities
	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

	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 <u>Democratic Support</u>	Yes	Νο	Per the Constitution, a key decision is one which:				
	for further advice)	-	х	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				
			х	in the case of revenue projects when the decision involves entering into new commitments and/or making new savings in excess of £1 million				
			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 <u>Forward Plan of Key</u> <u>Decisions</u>							
9	Please specify how this decision is linked to the Council's corporate plan/Plymouth Plan and/or the polic framework and/or the revenue/capital budget:	y Leaving a new a Increas Caring	Increasing economic development in the area. Caring Plymouth					
10	Please specify any direct environmental implications of the decision (carbon impact)	to staff Removi ultimate gives th	Removing asbestos exposure hazard in a key business par to staff and business which occupy the space. 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.					
Urge	ent decisions							
П	Is the decision urgent and to be implemented immediately in the interests of the Council or the	Yes		(If yes, please contact Democratic Support (<u>democraticsupport@plymouth.gov.uk</u>) for advice)				
	public?	No	х	(If no, go to section 13a)				
I2a	Reason for urgency:							
l2b	Scrutiny		Date					

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