

# EXECUTIVE DECISION

made by a **Cabinet Member**


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

Executive Decision Reference Number – L22 20/21

Decision			
<b>1</b>	<b>Title of decision:</b> Acquisition of a Freehold and Long Leasehold Investment Portfolio		
<b>2</b>	<b>Decision maker (Cabinet member name and portfolio title):</b> Councillor Tudor Evans OBE, Leader of Plymouth City Council		
<b>3</b>	<b>Report author and contact details:</b> Sarah Partridge, Asset Manager - Land & Property Email: sarah.partridge@plymouth.gov.uk		
<b>4</b>	<b>Decision to be taken:</b> <ol style="list-style-type: none"> <li>1. Approves the Business Case (attached as a Part II confidential document).</li> <li>2. Approves the Capital Programme allocation for the sum set out in the business case, funded from service borrowing as part of the Asset Investment Fund.</li> <li>3. Approves the acquisition of the freehold and leasehold interests in the portfolio.</li> </ol>		
<b>5</b>	<b>Reasons for decision:</b> To safeguard the use of the sites for employment accommodation and also secure a sustainable long-term income stream (via rental receipts) and other associated benefits.		
<b>6</b>	<b>Alternative options considered and rejected:</b> <ol style="list-style-type: none"> <li>1. Do nothing <ul style="list-style-type: none"> <li>• Loss of opportunity to promote economic and employment growth, secure a long-term income revenue and other associated benefits.</li> </ul> </li> </ol>		
<b>7</b>	<b>Financial implications:</b> The capital and revenue costs of the acquisition are set out in the Part II Business Case (confidential). The acquisition will be funded from service borrowing, which will be repaid from the additional net rental income generated from the acquisition. An allowance for void and risk has been incorporated into the financial model.		
<b>8</b>	<b>Is the decision a Key Decision?</b>	<b>Yes</b>	<b>Per the Constitution, a key decision is one which:</b>

	(please contact <b>Democratic Support</b> for further advice)	x		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
			x	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>£1million</b>
			x	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.
	If yes, date of publication of the notice in the <b>Forward Plan of Key Decisions</b>	3 April 2017		
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:	The project will contribute towards the following Corporate Plan priority: Economic growth that benefits as many people as possible. Under the Corporate Plan, this will be delivered by: Spending money wisely.		
10	Please specify any direct environmental implications of the decision (carbon impact)	No direct impact as existing buildings		
<b>Urgent decisions</b>				
11	Is the decision urgent and to be implemented immediately in the interests of the Council or the public?	Yes	X	(If yes, please contact Democratic Support ( <a href="mailto:democraticsupport@plymouth.gov.uk">democraticsupport@plymouth.gov.uk</a> ) for advice)
		No		(If no, go to section 13a)
12a	<b>Reason for urgency:</b> In order to secure the acquisition a decision is required urgently to protect the commercial interest of the Council otherwise the investment opportunity may be lost.			
12b	<b>Scrutiny Chair Signature:</b>	Councillor Glenn Jordan approved by email	<b>Date</b>	25 November 2020
	<b>Scrutiny Committee name:</b>	Performance & Finance Overview and Scrutiny Committee		
	<b>Print Name:</b>	Councillor Glenn Jordan		

Consultation			
I3a	Are any other Cabinet members' portfolios affected by the decision?	Yes	X
		No	(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	19/10/2020	
I4	Has any Cabinet member declared a conflict of interest in relation to the decision?		If yes, please discuss with the Monitoring Officer
		No	
I5	Which Corporate Management Team member has been consulted?	Name	Anthony Payne
		Job title	Strategic Director for Place
		Date consulted	16/10/2020
Sign-off			
I6	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	DS62 20/21
		Finance (mandatory)	pl.20.21.128
		Legal (mandatory)	35576/AC/5/11/20.
		Human Resources (if applicable)	
		Property (if applicable)	JW 0110 24/11/20
		Procurement (if applicable)	
Appendices			
I7	Ref.	Title of appendix	
	A	Briefing report	
	B	Equalities Impact Assessment	
Confidential/exempt information			
I8a	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

		<b>No</b>	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.  (Keep as much information as possible in the briefing report that will be in the public domain)					
		<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>18b</b>	<b>Confidential/exempt briefing report title:</b>  Part II Briefing Report			X				
<b>Background Papers</b>								
<b>19</b>	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.							
<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>
Financial Analysis				X				
<b>Cabinet Member 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>	25 November 2020			
<b>Print Name</b>	Councillor Tudor Evans OBE (Leader of the Council)							