

EXECUTIVE DECISION

made by a Cabinet Member



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


Executive Decision Reference Number – L35 20/21

Decision	
1	<p>Title of decision: Hoe Promenade Public Conveniences Redevelopment</p>
2	<p>Decision maker (Cabinet member name and portfolio title): Councillor Tudor Evans OBE, Leader</p>
3	<p>Report author and contact details: Helen Trenerry Email: helen.trenerry@plymouth.gov.uk Tel: 01752308891</p>
4	<p>Decision to be taken:</p> <ol style="list-style-type: none"> 1. To approve the update report 2. To allocate £258,000 for the project into the capital programme to be funded by the Health & Safety corporate borrowing.
5	<p>Reasons for decision:</p> <p>The original intention was to retain the existing building, however, this is not possible due to the poor condition of the walls. We will therefore need to demolish and rebuild the front elevation. The rear wall is also in a poor condition so this will either need to be supported or rebuilt. Rebuilding the rear wall provides us with an opportunity to utilise the rear space of the building which otherwise would have been wasted space, in order to provide welfare facilities for the staff and volunteers who are based in the council's depot at the rear of the building.</p> <p>As this is an existing building, it would be more cost-effective to use this space to its full potential rather than using temporary welfare provision which would have a shorter lifespan and higher maintenance costs. The use of temporary units also reduces the depot's functional space for vehicles, plant and materials. The existing provision of facilities for the depot staff is not compliant with HSE requirements and this provision would support the council's ambitions to increase people's connection and community involvement with natural infrastructure.</p>
6	<p>Alternative options considered and rejected:</p> <p>Do nothing: this is not possible part of the building has already been demolished (according to the original plan) and the existing wall has been condemned by the structural engineer so it cannot remain in place.</p> <p>Do minimum: different options have been considered both in terms of reducing costs on the front</p>

	<p>elevation and in terms of not undertaking the works on the rear of the building.</p> <p>In order to proceed according to the original scope, the front wall could be rebuilt and the rear wall could be supported. The front wall needs to be rebuilt with the same appearance as the existing wall due to planning requirements. Options for reducing costs on the decorative elements of the wall have been explored including using different materials; reducing the amount of decorative features which would achieve a minimal cost saving and would be contrary to planning permission; and re-using the old decorative features which is not possible due to their poor condition.</p> <p>If we were to support the rear wall, this would result in a lost opportunity to provide much needed facilities for the depot staff and volunteers. The rear of the building would only be suitable for storage, which would be inconvenient for the depot staff as the only access would be through the service door from the front, public side of the building. This development could not be agreed for a future date as the rear wall would need to be demolished and re-constructed in order to be of sufficient stability to cut out the doorways required for access from the depot.</p> <p>Postpone the provision of facilities for the depot: this development could not be agreed for a future date as the rear wall would need to be demolished and re-constructed in order to be of sufficient stability to cut out the doorways required for access from the depot. This would require a large construction job at a later date and the elements of the current works would have to be re-done.</p> <p>Demolish the toilets: demolishing the toilets and not replacing them will remove condition liabilities, ongoing revenue costs and a focal point for anti-social behaviours, but it would reduce public services in an area with high visitor numbers.</p>												
7	<p>Financial implications:</p> <p>Fewer toilets, more efficiently used, enables the costs of cleaning and maintenance to be minimised, whilst still providing a high quality service. New provision also enables more environmentally sound equipment to be installed e.g. to reduce water and electricity use which is good for the environment as well as reducing costs. Furthermore, if these welfare facilities for the depot staff and volunteers are not included within the building, temporary welfare units would have to be provided which would have a shorter lifespan and higher maintenance costs. Details of the budget are contained in the confidential paper (20210111 Foreshore Toilets Financial Report 01897-17).</p>												
8	<p>Is the decision a Key Decision? (please contact Democratic Support for further advice)</p>	Yes	No	<p>Per the Constitution, a key decision is one which:</p> <table border="1" data-bbox="965 1400 1495 1854"> <tr> <td data-bbox="965 1400 1077 1563"></td> <td data-bbox="1077 1400 1125 1563">X</td> <td data-bbox="1125 1400 1495 1563">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</td> </tr> <tr> <td data-bbox="965 1563 1077 1713"></td> <td data-bbox="1077 1563 1125 1713">X</td> <td data-bbox="1125 1563 1495 1713">in the case of revenue projects when the decision involves entering into new commitments and/or making new savings in excess of £1 million</td> </tr> <tr> <td data-bbox="965 1713 1077 1854"></td> <td data-bbox="1077 1713 1125 1854">X</td> <td data-bbox="1125 1713 1495 1854">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.</td> </tr> </table> <p>If yes, date of publication of the notice in the Forward Plan of Key Decisions</p>		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 £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.
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9	Please specify how this decision is	A Caring Council: improving public conveniences aids in											

	linked to the Council's corporate plan/Plymouth Plan and/or the policy framework and/or the revenue/capital budget:	<p>the reduction of anti-social activity; keeping children, young people and adults protected.</p> <p>Open and more visible public conveniences help to make people feel safe in Plymouth.</p> <p>Improved public conveniences that can be used by all help to reduce health inequalities.</p> <p>A Growing City: improving public conveniences help to present a clean and tidy city.</p> <p>Welfare provision for the depot staff and volunteers supports the Council's ambitions to increase people's connection and community involvement with natural infrastructure (as per the ERDF funded project Green Minds and UK funded Future Parks Accelerator).</p>		
10	Please specify any direct environmental implications of the decision (carbon impact)	Improvements in the lighting systems to LED and water saving measures ensure that in the medium to long term the environmental impact of replacing the existing toilets will be positive.		
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 Chair Signature:		Date	
	Scrutiny Committee name:			
	Print Name:			
Consultation				
13a	Are any other Cabinet members' portfolios affected by the decision?	Yes	X	
		No		(If no go to section 14)
13b	Which other Cabinet member's portfolio is affected by the decision?	Councillor Mark Lowry, Cabinet Member for Finance and Councillor Sue Dann, Cabinet Member for Environment and Street Scene		
13c	Date Cabinet member consulted	14 th December 2020		

14	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					
15	Which Corporate Management Team member has been consulted?	Name	Kim Brown / Brendan Arnold					
		Job title	Service Director for HR & OD / Service Director for Finance					
		Date consulted	14 th December 2020 / 7 th January 2021					
Sign-off								
16	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	DS84 20/21					
		Finance (mandatory)	pl.20.21.220					
		Legal (mandatory)	MS/22.01.21					
		Human Resources (if applicable)						
		Corporate property (if applicable)						
		Procurement (if applicable)						
Appendices								
17	Ref.	Title of appendix						
	A	Briefing report for publication (<i>mandatory</i>)						
	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	Confidential/exempt briefing report title: 20210111 Foreshore Toilets Financial			X				

	Report 01897-17							
Background Papers								
19	<p>Please list all unpublished, background papers relevant to the decision in the table below.</p> <p>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 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.</p>							
Title of background paper(s)		Exemption Paragraph Number						
		1	2	3	4	5	6	7
Cabinet Member Signature								
20	<p>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.</p>							
Signature				Date of decision	27 January 2021			
Print Name	Cllr Tudor Evans OBE (Leader)							