

EXECUTIVE DECISION

made by a Cabinet Member



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

Executive Decision Reference Number – L34 21/22

Decision	
1	<p>Title of decision:</p> <p>Conditional sale of the former Quality Hotel site, Cliff Road, Plymouth</p>
2	<p>Decision maker (Cabinet member name and portfolio title):</p> <p>Councillor Nick Kelly, Leader of the Council</p>
3	<p>Report author and contact details:</p> <p>Matt Ward, matt.ward@plymouth.gov.uk 07966 717018</p>
4	<p>Decision to be taken:</p> <p>It is recommended that the Leader of the Council:</p> <ul style="list-style-type: none"> • Approves the conditional sale of the site of the former Quality Hotel at Cliff Road, Plymouth to the Council's preferred developer; and • Delegates authority to the Strategic Director for Place to agree and sign the conditional agreement for sale and all other documents associated with this transaction and subsequent development of the site, including (but not limited to) any Section 106 agreement, easement, wayleave, or any other third party agreements.
5	<p>Reasons for decision:</p> <p>To progress the delivery of a high quality hotel and residential development on a site allocated for those uses in the Joint Local Plan.</p>
6	<p>Alternative options considered and rejected:</p> <p>The Council openly marketed the site and received several expressions of interest from other parties. However, the option which is being recommended was considered to provide the best value and best meet the Council's aspirations for the redevelopment of the site.</p>
7	<p>Financial implications and risks:</p> <p>As set out in more detail in the Part II report.</p>

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 £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 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:	The sale and redevelopment of this site will lead to the creation of new jobs and investment in the city. The hotel will attract additional tourists to Plymouth, particularly from markets that are not already catered for.		
10	Please specify any direct environmental implications of the decision (carbon impact)	The developer will be looking to ensure that the proposed development reduces its environmental impact as much as possible through the following measures: - Reduction in carbon emissions beyond that required by Building Regulations through an efficient building fabric and use of natural light; - Low carbon heating; - Use of photovoltaic solar panels and heat pumps to generate energy and reduce energy requirements; and - Increasing biodiversity through need tree planting and soft landscaping.		
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				
I3a	Are any other Cabinet members' portfolios affected by the decision?	Yes		
		No	<input checked="" type="checkbox"/>	(If no go to section I4)
I3b	Which other Cabinet member's portfolio is affected by the decision?			
I3c	Date Cabinet member consulted			
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	<input checked="" type="checkbox"/>	
I5	Which Corporate Management Team member has been consulted?	Name	Anthony Payne	
		Job title	Strategic Director for Place	
		Date consulted	29 June 2021	
Sign-off				
I6	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	DS109 21/22	
		Finance (mandatory)	pl.21.22.257	
		Legal (mandatory)	LS/38110/SW/15/02/22	
		Human Resources (if applicable)		
		Corporate property (if applicable)		
		Procurement (if applicable)		
Appendices				
I7	Ref.	Title of appendix		
	A	Part I briefing report for publication		
	B	Part II briefing report for publication		
	C	Equalities Impact Assessment		
Confidential/exempt information				
I8a	Do you need to include any confidential/exempt information?	Yes	<input checked="" type="checkbox"/>	If yes, prepare a second, confidential ('Part II') briefing report and indicate why it is not for

		No	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)					
		Exemption Paragraph Number						
		1	2	3	4	5	6	7
18b	Confidential/exempt briefing report title: Part II Briefing Paper			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	17 February 2022				
Print Name	Councillor Nick Kelly, Leader of the Council							