

# EXECUTIVE DECISION

made by a Cabinet Member

## Briefing Paper Part I



### 1.0 Executive summary

- 1.1 Colin Campbell House (CCH) was constructed in 1938 and whilst it is not listed the Art Deco façade is the only surviving architecture of this nature in Plymouths City Centre.
- 1.2 The building is referenced in the Plymouth and South West Devon Joint Local Plan (JLP) (PLY7 – Colin Campbell Court) for retention where practical and viable to do so.
- 1.3 A design, costing and schedule of work exercise has been undertaken by a team of consultants to complete Shell and Core works to the ground floor space.
- 1.4 An element of works to the exterior of the building is included in the schedule of work and, whilst this is limited, the intention is to improve the building's outward appearance.
- 1.5 Capital investment will facilitate the re-letting of the building and will complement the current and future regeneration work in the area.

### 2.0 Purpose of the report

2.1 This report and Business Case (attached as an appendix to the Part II paper) seek approval to allocate sufficient funding for the project into the Capital Programme to undertake Shell and Core work to CCH. The report also seeks approval to authorise the procurement process to appoint a contractor to undertake the work and authorisation for the Service Director for Economic Development to approve business cases and award contracts including, but not limited to, contractor appointments, consultant appointments, warranties etc. relating to this project where they would otherwise not have authority to do so.

### 3.0 Further information

3.1 The proposed work to CCH is mostly limited to the ground floor and exterior of the building.

3.2 Adequate fire and acoustic separation will be installed between ground and first floor levels and soil and vent pipes will be installed through to the first floor level. This should help minimise disruption to the ground floor tenant during the course of redevelopment of the upper floors at a later date.

3.3 Not only will the work improve the appearance of CCH it will facilitate the ground floor to be re-let at market rent levels and improve the opportunities available to the Council in letting the upper floors.

3.4 As the current proposal is to install an access ramp to the rear of the building, a planning application will be submitted to the Local Planning Authority. A stopping up order will also need to be submitted due to the ramp slightly encroaching into Highways Maintainable at Public Expense.

3.5 Simultaneously with the submission of the planning application and stopping up order a tender will be issued to contractors to undertake the work.

#### **4.0 Decision required**

4.1 The decision required is approval for the funding required to undertake Shell and Core works to CCH, authorisation of the procurement process to select a contractor to undertake the work and authorisation for the Service Director for Economic Development to approve business cases and award contracts including, but not limited to, contractor appointments, consultant appointments, warranties etc. relating to this project where they would otherwise not have authority to do so.

#### **5.0 Recommendation**

**It is recommended that the Leader of the Council:**

- Approves the Business Case
- Allocates £760k for the project into the Capital Programme funded by Service Borrowing
- Authorises the procurement process
- Authorises the Service Director for Economic Development to approve business cases and award contracts including, but not limited to, contractor appointments, consultant appointments, warranties etc. relating to this project where they would otherwise not have authority to do so