

# EXECUTIVE DECISION

made by a Cabinet Member



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

Executive Decision Reference Number – SPHC01 22/23

Decision	
1	<b>Title of decision:</b> Broadland Green Construction Stage
2	<b>Decision maker (Cabinet member name and portfolio title):</b> Councillor Rebecca Smith, Cabinet Member for Homes & Communities
3	<b>Report author and contact details:</b> Joe McCarthy, joe.mccarthy@plymouth.gov.uk 01752 305190
4	<b>Decision to be taken:</b> Approve the development of 10 homes at Broadland Green including the awarding of the construction contract to the successful tenderer.
5	<b>Reasons for decision:</b> The Council has previously secured planning permission for a 10 home scheme on the Former Morley Youth Centre. The Council has now been through a competitive tender process of the construction of the 10 homes and has a fixed cost from the most competitive bidder. The Council has allocated funding from the Plan For Homes Investment Fund to deliver this project and is now required to commit to its delivery by awarding a contract for the construction of the homes.
6	<p><b>Alternative options considered and rejected:</b> The decision to close the Former Morley Youth Centre as a provider of youth services was made circa 2015 and the property has subsequently been declared as surplus to Council requirements. As such the main option other than for the Council to redevelop the site is to sell it on the open market.</p> <p>Whilst this would provide a financial receipt that could also be reinvested in to the Plan for Homes Investment Fund it would mean the Council would be unable to control the following:</p> <ul style="list-style-type: none"> <li>Timescale for the delivery of new homes</li> <li>Quality and design of homes</li> <li>Prioritisation of low carbon homes</li> <li>Social value including, Buy Local, local skills and employment and community contributions</li> </ul> <p>Overall the financial benefit to the Council of the open market sale option would likely be similar to the 'develop ourselves' option it is considered that the range of other benefits that can be secured through self-development make the alternative unattractive.</p>
7	<p><b>Financial implications and risks:</b></p> <p>The cost of the construction package is £2.993m although detailed negotiation with the successful tenderer has not yet taken place and this figure may come down during this process.</p> <p>In terms of funding, the project has two main sources, both of which are already in the capital programme. The first is £100,000 from the Land Release Fund to deal with demolition, remediation and</p>

	<p>infrastructure for the site. The second source of funding is £3m from the Housing Investment Fund that is approved as part of Plan For Homes 3 and allocated to the project by the portfolio holder for Home and Communities on the 1st February 2022.</p> <p>The overall development of the site is expected to provide a financial receipt to the Plan for Homes Investment Fund of circa £450,000. This receipt will then be reinvested in to other housing projects across the city as part of the Plan for Homes Investment Fund as agreed by the Leader of the Council in the Plan for Homes 3 Executive Decision ref L12 19/20.</p>			
8	<p><b>Is the decision a Key Decision?</b> (please contact <a href="#">Democratic Support</a> for further advice)</p>	<b>Yes</b>	<b>No</b>	<b>Per the Constitution, a key decision is one which:</b>
			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>£1 million</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.
	<p>If yes, date of publication of the notice in the <a href="#">Forward Plan of Key Decisions</a></p>			
9	<p><b>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:</b></p>	<p><b>Links to the Corporate Plan:-</b>  <b>Unlocking the City's Potential</b>  <i>A green, sustainable city that cares about the environment.</i> -This project will make financial contributions to the greenspace at Saltram House and Gardens, Staddiscombe Playing Pitches and Southernway Play Park. It will also ensure that any Slow Worms present on the site are carefully translocated to Radford Woods.  <i>Offer a wide range of homes</i> – This decision will provide 10 new, sustainable and adaptable family homes in a popular area of the city.  <b>Caring for people and communities</b>  <i>Reduced health inequalities</i> – This project will make a financial contribution to Health infrastructure in the city and provide 8 new accessible and adaptable homes.  <i>Improved schools where pupils achieve better outcomes</i> - This project will make a significant financial contribution to Secondary Education provision across the city.</p> <p><b>Links to the Plymouth Plan</b>  This project supports Policy GRO3 – Accelerating the delivery of new homes. The project sits within 'Plan for Homes' and demonstrates the pro-active approach the Council is taking to accelerate housing delivery across the</p>		

		city. 10 new homes will be delivered on brownfield land that is unallocated in the Joint Local Plan and represents windfall housing over and above the plan target. Any surplus generated from the project will be reinvested in to the Plan for Homes investment fund to support new and affordable housing across the city.
<b>10</b>	<b>Please specify any direct environmental implications of the decision (carbon impact)</b>	This development provides 10 low carbon, accessible and adaptable homes and a 40% on site biodiversity improvement. All homes will be gas free with air source heat pump, photovoltaic panels and electric vehicle charging.

### Urgent decisions

<b>11</b>	<b>Is the decision urgent and to be implemented immediately in the interests of the Council or the public?</b>	<b>Yes</b>		(If yes, please contact Democratic Support ( <a href="mailto:democraticsupport@plymouth.gov.uk">democraticsupport@plymouth.gov.uk</a> ) for advice)
		<b>No</b>		<b>(If no, go to section 13a)</b>
<b>12a</b>	<b>Reason for urgency:</b>			
<b>12b</b>	<b>Scrutiny Chair Signature:</b>		<b>Date</b>	
	<b>Scrutiny Committee name:</b>			
	<b>Print Name:</b>			

### Consultation

<b>13a</b>	<b>Are any other Cabinet members' portfolios affected by the decision?</b>	<b>Yes</b>		
		<b>No</b>	x	<b>(If no go to section 14)</b>
<b>13b</b>	<b>Which other Cabinet member's portfolio is affected by the decision?</b>			
<b>13c</b>	<b>Date Cabinet member consulted</b>			
<b>14</b>	<b>Has any Cabinet member declared a conflict of interest in relation to the decision?</b>	<b>Yes</b>		If yes, please discuss with the Monitoring Officer
		<b>No</b>	x	
<b>15</b>	<b>Which Corporate Management Team member has been consulted?</b>	<b>Name</b>	Anthony Payne	
		<b>Job title</b>	Strategic Director for Place	
		<b>Date consulted</b>	30 June 2022	

Sign-off									
16	Sign off codes from the relevant departments consulted:		Democratic Support (mandatory)			DS14 22/23			
			Finance (mandatory)			pl.22.23.52			
			Legal (mandatory)			LS/38811/JP/280622			
			Human Resources (if applicable)			N/A			
			Corporate property (if applicable)			N/A			
			Procurement (if applicable)			SN/PS/637/ED/0622			
Appendices									
17	Ref.	Title of appendix							
	A	Briefing report for publication							
	B	Equalities Impact Assessment							
	C	Contract Award Report Part 1							
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:  Contract Award Report Part 2				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.

<b>Signature</b>		<b>Date of decision</b>	5/7/22
<b>Print Name</b>	Councillor Rebecca Smith		