

EXECUTIVE DECISION

made by a Cabinet Member




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

Executive Decision Reference Number – L05 22/23

Decision				
1	Title of decision: Purchase of properties in the West End of the City Centre			
2	Decision maker (Cabinet member name and portfolio title): Councillor Richard Bingley, Leader of the Council			
3	Report author and contact details: David Parkes 01752 398609 david.parkes@plymouth.gov.uk			
4	Decision to be taken: <ul style="list-style-type: none"> Approves the Business Case Approves the acquisition of the long leasehold interests in several properties in the west end of the City Centre (as set out in the Business Case) Allocates £1.3m for the project into the Capital Programme funded by service borrowing 			
5	Reasons for decision: To support the strategic regeneration plans for the City Centre's West End			
6	Alternative options considered and rejected: <ul style="list-style-type: none"> Do Nothing... Policy objectives not achieved Delay the purchase... Adds significant cost and project risk Purchase and demolish... could not be funded through service borrowing 			
	Financial implications and risks: Purchase agreed subject to contract and formal approval/sign off. The capital and revenue costs of the acquisition are set out in the Part II Business Case. Short term letting income will fund loan repayment and revenue costs This will be a key part of the proposed development plan for Colin Campbell Court and the West End. The purchase will enable the Council's wider regeneration plans to progress with the confidence of the Council owning the assets.			
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:		<p>The Business Case assumes funding is secured through service borrowing.</p> <p>Regeneration of the West End is aligned to planning policies PL6 (City Centre) and PLY 7 (Colin Campbell Court) as well as corporate plan policy objectives for Business Improvement in the City; the creation of new jobs and new homes; health and welfare improvements through the development of the Health Hub and response to the Climate Emergency. These properties will also provide short term affordable retail and business space for start-ups and offer temporary relocation options for displaced businesses.</p>	
10	Please specify any direct environmental implications of the decision (carbon impact)		<p>The buildings are near the end of their economic life and renovation would not be appropriate or financially viable. The City Centre is a sustainable location for new homes and development plans will be focussed on building low carbon housing and supporting local businesses and markets.</p>	
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 Shayer, Deputy Leader of the Council		
13c	Date Cabinet member consulted	30 June 2022		
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	David Draffan	
		Job title	Service Director, Economic Development	
		Date consulted	11 May 2022	
Sign-off				
16	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	DS26 21/22	
		Finance (mandatory)	P22 23 23	
		Legal (mandatory)	LS/38938/AC/17/7/22	
		Human Resources (if applicable)	N/a	
		Corporate property (if applicable)	N/a	
		Procurement (if applicable)	N/a	
Appendices				
17	Ref.	Title of appendix		
	A	Business Case (Part II)		
Confidential/exempt information				
18a	Do you need to include any confidential/exempt information? Business Case is Part II on the grounds that it contains confidential and commercial information critical to the purchase which if published could well jeopardise the Council's interests	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: Business Case			x				
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		22 July 2022	
Print Name		Councillor Richard Bingley, Leader of Plymouth City Council						