

# EXECUTIVE DECISION

made by a Cabinet Member




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

Executive Decision Reference Number – DL06 22/23

Decision				
1	<b>Title of decision:</b> Disposal of public open space: Elgin Crescent Budshead			
2	<b>Decision maker (Cabinet member name and portfolio title):</b> Councillor Mark Shayer, Cabinet Member for Finance and Economy			
3	<b>Report author and contact details:</b> Laura Hathaway, Principal Surveyor, Land & Property Team. Telephone 01752 306802, email: laura.hathaway@plymouth.gov.uk			
4	<b>Decision to be taken:</b> To proceed with the disposal of land at Elgin Crescent having considered objections to the notice of intention to dispose of public open space.			
5	<p><b>Reasons for decision:</b> To support the Council's agenda of increased and accelerated housing delivery and outputs required to provide more decent homes supporting citizens to live and work in Plymouth. Through the Plan for Homes 3 2019 – 2024 policy the Council has committed to release City Council land, and to providing 1,000 new homes per annum. In order to meet this target additional sites must be identified for housing development. Making this site available for housing development will help the Council to meet its Duties under the Right to Build.</p> <p>Whilst concerns have been raised over utilising this site for housing it is felt that the urgent need for broadening the housing offer and delivery on the Plan for Homes 3 objectives outweighs these concerns.</p> <p>There are economic benefits to releasing this housing site as it will lead to SME builders in Plymouth being active at a time of uncertainty in the housing market due to ongoing impacts of Covid-19, rising material and energy costs and inflation. Thus the development will help to safeguard and create jobs in the construction industry and supply chain. In addition the project is also looking to create a development using Modern Methods of Construction, which will encourage the creation of more jobs in this future oriented area of construction.</p>			
6	<b>Alternative options considered and rejected:</b> To retain the land as public open space. This would result in fewer new homes being built.			
7	<b>Financial implications and risks:</b> Should the site be developed for housing, there is potential for the Council to receive additional income in the form of income from New Homes Bonus (if this remains in force) and Council Tax. (Note - as affordable housing the proposals would be CIL exempt). There would also be small cost savings with regard to the upkeep of the green space.			
8	<b>Is the decision a Key Decision?</b> (please contact <a href="#">Democratic Support</a> for further advice)	<b>Yes</b>	<b>No</b>	<b>Per the Constitution, a key decision is one which:</b>  in the case of <b>capital</b> projects and contract awards, results in a new
			x	

				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>£1million</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.
	<b>If yes, date of publication of the notice in the <u>Forward Plan of Key Decisions</u></b>			
<b>9</b>	<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>Corporate Plan 2021-2025</p> <p>The Overall Mission of the corporate plan is to BUILD back better and make Plymouth a great place to live, work and visit.</p> <p>To be able to do so, we have to do exactly that, build good quality homes for people to live in.</p> <p>One of our corporate priorities is to unlock the city's potential by offering a wide range of homes. The Elgin Crescent development would not only increase the range of homes available, these will also be built to a high sustainable standard, using Modern Methods of construction, hence contributing to 'A green sustainable city' and a vibrant economy, developing quality jobs and skills.</p>		
<b>10</b>	<b>Please specify any direct environmental implications of the decision (carbon impact)</b>	<p>Delivering new build housing (to new Building Regulations standards) would provide excellent thermal efficiency in new dwellings and help to reduce fuel poverty for residents. The development proposals would also be subject to new Low Carbon/ Renewables Joint Local Plan policy in design terms, which would also secure improvements to address the carbon footprint/environmental implications of the Housing schemes.</p>		
<b>Urgent decisions</b>				
<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>	x	<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>			
<b>Consultation</b>				
<b>I3a</b>	<b>Are any other Cabinet members' portfolios affected by the decision?</b>	<b>Yes</b>	<input checked="" type="checkbox"/>	
		<b>No</b>	<input type="checkbox"/>	<b>(If no go to section I4)</b>
<b>I3b</b>	<b>Which other Cabinet member's portfolio is affected by the decision?</b>	Councillor Rebecca Smith, Homes & Communities Portfolio		
<b>I3c</b>	<b>Date Cabinet member consulted</b>	13 September 2022		
<b>I4</b>	<b>Has any Cabinet member declared a conflict of interest in relation to the decision?</b>	<b>Yes</b>	<input type="checkbox"/>	If yes, please discuss with the Monitoring Officer
		<b>No</b>	<input checked="" type="checkbox"/>	
<b>I5</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>	24 <sup>th</sup> November 2022	
<b>Sign-off</b>				
<b>I6</b>	<b>Sign off codes from the relevant departments consulted:</b>	<b>Democratic Support (mandatory)</b>	DS77 22/23	
		<b>Finance (mandatory)</b>	DJN.22.23.297	
		<b>Legal (mandatory)</b>	LS/39486/AC/23/11/22	
		<b>Human Resources (if applicable)</b>	N/A	
		<b>Corporate property (if applicable)</b>	N/A	
		<b>Procurement (if applicable)</b>	N/A	
<b>Appendices</b>				
<b>I7</b>	<b>Ref.</b>	<b>Title of appendix</b>		
	A	Briefing report		
	B	Equalities Impact Assessment		
<b>Confidential/exempt information</b>				
<b>I8a</b>	<b>Do you need to include any confidential/exempt information?</b>	<b>Yes</b>	<input type="checkbox"/>	If yes, prepare a second, confidential ('Part II') briefing report and indicate why it is not for

		<b>No</b>	x	publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box in <b>18b</b> below.  (Keep as much information as possible in the briefing report that will be in the public domain)				
		<b>Exemption Paragraph Number</b>						
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>18b</b>	<b>Confidential/exempt briefing report title:</b>							
<b>Background Papers</b>								
<b>19</b>	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 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.							
<b>Title of background paper(s)</b>		<b>Exemption Paragraph Number</b>						
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>Cabinet Member Signature</b>								
<b>20</b>	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>	26 November 2022			
<b>Print Name</b>	Councillor Mark Shayer (Cabinet Member for Finance and Economy)							