

EXECUTIVE DECISION

made by a Cabinet Member




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

Executive Decision Reference Number – L26 24/25

Decision					
1	Title of decision: Broadland Gardens – Grant of long leases				
2	Decision maker (Cabinet member name and portfolio title): Councillor Tudor Evans OBE (Leader of the Council)				
3	Report author and contact details: Joe McCarthy, joe.mccarthy@plymouth.gov.uk 01752 305190				
4	Decision to be taken: Approve the grant of two 999 year leases at the development known as Broadland Gardens.				
5	Reasons for decision: The Council has previously approved the construction and sale of ten open market homes at the Former Morley Youth Centre, Plymstock (SPH01 22/23). In order to effect the sale of plots 1 and 3 the Council is required to create two 999 year leases of the garage units.				
6	Alternative options considered and rejected: Do nothing – not possible. The coach house has garages for other plots underneath it so leases must be granted to enable these plots to be sold.				
7	<p>Financial implications:</p> <p>If the Council were not to grant the leases of the garages then Plots 1 and 3 could not be sold and the receipt to plan for homes would be £3.325m a deterioration of the financial position of Plan for Homes of £715,000.</p> <p>The leases themselves have a capital value of approximately £30,000 each or £60,000 in total.</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 £1million
		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		N/A			

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>Links to the Corporate Plan:-</p> <p>Build more homes - for social rent and affordable ownership</p> <p>This project delivers 10 new, energy efficient, adaptable homes. Any surplus from the project is reinvested into Plymouth's Plan for Homes unlocking housing sites and delivering affordable and social homes across the city.</p> <p>Green investment, jobs, skills and better education</p> <p>All 10 homes include air sourced heat pumps, photovoltaic panels and electric vehicle charging points as standard. They have been delivered by a Plymouth based building contractor and using local and apprentice workers.</p>		
10	Please specify any direct environmental implications of the decision (carbon impact)	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				
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 Chris Penberthy (Cabinet Member for Housing, Cooperative Development and Communities)		
13c	Date Cabinet member consulted	05 November 2024		

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		Karime Hassan				
		Job title		Interim Strategic Director for Growth				
		Date consulted		05 November 2024				
Sign-off								
16	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)			JS72 24/25			
		Finance (mandatory)			DJN.24.25.134			
		Legal (mandatory)			LS/00001312/1/AC/5/11/24			
		Human Resources (if applicable)			N/A			
		Corporate property (if applicable)			N/A			
		Procurement (if applicable)			N/A			
Appendices								
17	Ref.	Title of appendix						
	A	Briefing report for publication						
	B	Equalities Impact Assessment						
Confidential/exempt information								
18a	Do you need to include any confidential/exempt information?	Yes		If yes, prepare a second, confidential ('Part II') briefing report and 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 in 18b below. (Keep as much information as possible in the briefing report that will be in the public domain)				
		No	X					
		Exemption Paragraph Number						
		1	2	3	4	5	6	7
18b	Confidential/exempt briefing report title:							
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 1 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	22 November 2024			
Print Name	Councillor Tudor Evans OBE (Leader of the Council)						