

# EXECUTIVE DECISION

made by a Cabinet Member




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

Executive Decision Reference Number – L39 24/25

Decision				
1	<b>Title of decision:</b> Investment purchases to secure key assets in New George Street and Western Approach for wider West End regeneration.			
2	<b>Decision maker:</b> Councillor Tudor Evans OBE, Leader of the Council			
3	<b>Report author and contact details:</b> Elena Muncey, 01752 306762, elena.muncey@plymouth.gov.uk			
4	<b>Decision to be taken:</b> 1. Approve the Business Case 2. Approve the acquisition of the leasehold interests of the properties, as set out in the Business Case. 3. Allocate £2,033,000 for the project into the Capital Programme funded by service borrowing.			
5	<b>Reasons for decision:</b> 1. Delivers Key Corporate and Strategic policy objectives 2. The acquisition of these properties is essential to unlock the regeneration of the area and greatly improves the Council's prospects of securing government funding to support regeneration. 3. Generate significant economic activity in the future.			
6	<b>Alternative options considered and rejected:</b> 1. Do nothing, which would result in strategic objectives and Joint Local Plan policies being unachievable. 2. Defer the acquisitions, which is considered to result in a higher risk to the Council's ability to progress the regeneration of the area and potentially result in higher costs as a result of the need to use compulsory purchase powers. 3. Purchase one less property. This reduces the costs but does not complete the comprehensive land assembly required in order to facilitate redevelopment.			
7	<b>Financial implications and risks:</b> 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 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	<b>Is the decision a Key Decision?</b>	<b>Yes</b>	<b>No</b>	<b>Per the Constitution, a key decision is one which:</b>

	(please contact <a href="#">Democratic Support</a> for further advice)		<b>X</b>	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
			<b>X</b>	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> annually
			<b>X</b>	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 <a href="#">Forward Plan of Key Decisions</a></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>The property acquisitions are strategically focused on regeneration. This approach is evidenced by past acquisitions of a similar nature, that prioritised regeneration and community enhancement over income returns, for example the Raleigh Street acquisitions.</p> <p>The acquisitions align with the Council's corporate plan in a number of ways but most notably with the priority to build more homes and bring skill, as well as jobs into the city centre. The proposal ensures money is being spent wisely, for the future regeneration of the West End.</p> <p>The alignment with the joint local plan within policies PL6 (City Centre) and PLY 7 (Colin Campbell Court), which underscores the commitment to sustainable growth and revitalisation, further supports this objective.</p>		
<b>10</b>	<b>Please specify any direct environmental implications of the decision (carbon impact)</b>	No direct environmental implications from the acquisitions, but a positive impact will materialise through the future regeneration, as 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.		
<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</b>			

	<b>name:</b>			
	<b>Print Name:</b>			
<b>Consultation</b>				
I3a	<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>
I3b	<b>Which other Cabinet member's portfolio is affected by the decision?</b>	Councillor Mark Lowry, Cabinet Member for Finance		
I3c	<b>Date Cabinet member consulted</b>	05/11/2024		
I4	<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"/>	
I5	<b>Which Corporate Management Team member has been consulted?</b>	<b>Name</b>	Karime Hassan	
		<b>Job title</b>	Interim Strategic Director for Growth	
		<b>Date consulted</b>	05/11/2024	
<b>Sign-off</b>				
I6	<b>Sign off codes from the relevant departments consulted:</b>	<b>Democratic Support (mandatory)</b>	JS92 24/25	
		<b>Finance (mandatory)</b>	DJN.24.25.150	
		<b>Legal (mandatory)</b>	LS/00001312/1/AC/2 2/1/25	
		<b>Procurement (if applicable)</b>		
		<b>Corporate property (decisions involving Council owned land or facilities) (if applicable)</b>		
		<b>Human Resources (if applicable)</b>		
<b>Appendices</b>				
I7	<b>Ref.</b>	<b>Title of appendix</b>		
	A	Briefing report for publication ( <i>mandatory</i> )		
	B	Equalities Impact Assessment		
	C	Climate Impact Assessment		
<b>Confidential/exempt information</b>				
I8a	<b>Do you need to include any</b>	<b>Yes</b>	<input checked="" type="checkbox"/>	If yes, prepare a second, confidential ('Part II')

	<b>confidential/exempt information?</b>			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 <b>18b</b> below.  (Keep as much information as possible in the briefing report that will be in the public domain)					
		<b>No</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>18b</b>	<b>Confidential/exempt briefing report title: Part II Business Case</b>		X	X					
<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 I 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 (2010) and those who do not. For further details please see the EIA attached.								
<b>Signature</b>				<b>Date of decision</b>	30/01/2025				
<b>Print Name</b>	Councillor Tudor Evans								