

EXECUTIVE DECISION

made by a **Cabinet Member**



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


Executive Decision Reference Number – L42 24/25

Decision	
1	Title of decision: Improvement works to Plymouth Guildhall
2	Decision maker: Councillor Tudor Evans OBE, Leader of the Council
3	Report author and contact details: Ann Thorp 07877830490
4	<p>Decision to be taken:</p> <ol style="list-style-type: none"> I. To approve the addition of £1,041,163.94 in respect Phase I of improvement works to Plymouth Guildhall to the Capital Programme.
5	<p>Reasons for decision:</p> <p>TEC Construction are undertaking works to the Guildhall and additional urgent works have been identified namely:</p> <ol style="list-style-type: none"> 1. Structural work to urgent roof areas and windows to enable the refurbishment programme to progress 2. Replacement of the toilets & decoration of the circulation spaces omitted from the original scope 3. Overspend on capital programme for Guildhall external wall works <p>As TEC Construction are already on-site undertaking works and in view of urgency it was sensible to vary their contract to include completion /management of these additional works</p> <p>Agreement for the funding of the work was needed urgently to address Health and Safety concerns over the safety of the building during and post refurbishment as well as providing the financial commitment to reduce the impact on critical refurbishment works that can be completed.</p> <p>Due to the value of works this cannot be covered by revenue and needs to be added to the Capital Programme</p>
6	<p>Alternative options considered and rejected:</p> <ol style="list-style-type: none"> I. Work not to be undertaken <p>Structural work to urgent roof areas and windows are needed to avoid further deterioration to the building, ensuring that the building meets the statutory compliance and building standards and to enable critical refurbishment works to progress.</p> <p>Replacement of the toilets & decoration of the circulation spaces omitted from the original scope will be needed to support the urgent roof works as these have been impacted by the water ingress in the building.</p>

	<p>Failure to undertake these works will result in further deterioration to the fabric of the building, which as a listing building we have a commitment to maintain and will result in areas of refurbishment not being completed. This will have a negative impact on the council's reputation.</p> <p>2. Partial works to be completed and residual to be completed by FM post refurbishment</p> <p>The structural works have already been prioritised. Phase 1, included in this paper is for health and safety and urgent works that will be required to avoid further deterioration and reduce the risks of increased costs of delaying works.</p> <p>Phase 2 will include additional roof works pending further inspections whilst the urgent works are completed and the quadrennial inspection due to be completed late summer 2025.</p> <p>Further prioritisation will not deal with the urgent issues now being faced in respect of the Guildhall project completion timeline and risk to current bookings.</p>										
<p>7</p>	<p>Financial implications and risks:</p> <p>The costs of the works are:</p> <table border="0" data-bbox="288 770 1289 898"> <tr> <td>1. Structural work to urgent roof areas and windows</td> <td style="text-align: right;">£679,140.65</td> </tr> <tr> <td>2. Replacement of the toilets & decoration of the circulation space</td> <td style="text-align: right;">£310,000.00</td> </tr> <tr> <td>3. Overspend for Guildhall Wall works</td> <td style="text-align: right;">£ 52,023.29</td> </tr> </table> <p>The additional Guildhall improvements totalling £1,041,163.94 will be funded by Corporate Borrowing the budget included within 2024/25 budget setting for Improvement to Corporate Estate.</p> <p>There is increased risk to Facility Management's repair and maintenance budgets if works are not undertaken as deterioration of the asset continues from water ingress.</p> <p>Elements of the work will enhance the customer experience and have opportunity to lead to higher income generation.</p>			1. Structural work to urgent roof areas and windows	£679,140.65	2. Replacement of the toilets & decoration of the circulation space	£310,000.00	3. Overspend for Guildhall Wall works	£ 52,023.29		
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<p>8</p>	<p>Is the decision a Key Decision? (please contact Democratic Support for further advice)</p>	<table border="1"> <thead> <tr> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td></td> <td>X</td> </tr> <tr> <td></td> <td>X</td> </tr> <tr> <td></td> <td>X</td> </tr> </tbody> </table>	Yes	No		X		X		X	<p>Per the Constitution, a key decision is one which:</p> <p>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</p> <p>in the case of revenue projects when the decision involves entering into new commitments and/or making new savings in excess of £1million annually</p> <p>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.</p>
Yes	No										
	X										
	X										
	X										
<p>9</p>	<p>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>	<p>Improving the Guildhall to be an events space of choice for event companies and members of the public will support the local economy and give greater choice for local residents and visitors alike.</p>									

		This decision will look to progress Plymouth as one of Europe's most vibrant waterfront cities where an outstanding quality of life is enjoyed by everyone.		
10	Please specify any direct environmental implications of the decision (carbon impact)	Replacement & repairs to the roofs and windows will provide for an insulated solution offering thermal protection, improved efficiency and reduced running costs		
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	Chris Penberthy
		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 Co-Operative Development and Communities)		
13c	Date Cabinet member consulted	12/1/2025		
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	Jens Gemmel	
		Job title	Interim Chief Operating Officer	
		Date consulted	28.10.2024	
Sign-off				
16	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	JS94 24/25	

		Finance (mandatory)	DJN.24.25.154						
		Legal (mandatory)	LS/00001312/1/AC/29/1/25						
		Procurement (if applicable)	HG/PS/769/ED/0125.						
		Corporate property (decisions involving Council owned land or facilities) (if applicable)	FM/20250130/002						
		Human Resources (if applicable)	N/A						
Appendices									
17	Ref.	Title of appendix							
	A	Briefing report for publication (<i>mandatory</i>) Attached							
	B	Equalities Impact Assessment (<i>where required</i>) Attached							
	C	Climate Impact Assessment (<i>where required</i>) Attached							
Confidential/exempt information									
18a	Do you need to include any confidential/exempt information?		Yes	<input type="checkbox"/>	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	<input checked="" type="checkbox"/>						
			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 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 (2010) and those who do not. For further details please see the EIA attached.						
Signature			Date of decision	31 st January 2025			
Print Name	Councillor Tudor Evans						