

EXECUTIVE DECISION

made by a Council Officer



REPORT OF ACTION TAKEN UNDER DELEGATED AUTHORITY BY AN INDIVIDUAL COUNCIL OFFICER

Executive Decision Reference Number – COD42 24/25

Decision	
1	Title of decision: Main Contractor Award: The New Adult Care Facility on the grounds of the former PCC Parks Depot at Outland Road.
2	Decision maker: Gary Walbridge, Strategic Director Adults, Health and Communities
3	Report author and contact details: Denise Clift, Project Manager, Project Delivery Group, Strategic Planning and Infrastructure E: denise.clift@plymouth.gov.uk T: 01752 307105
4a	Decision to be taken: <ol style="list-style-type: none"> To approve the award of contract for the Adult Care Facility to Devon Contractors Limited for a total value of £9,656,452.28 (excl VAT), plus a contingency for any contract modifications. To approve any contract modification(s) up to the maximum value of the contingency allowance set out within the Procurement Decision Report – Part II, provided the modification(s) does not alter the overall nature of the contract.
4b	Reference number of original executive decision or date of original committee meeting where delegation was made: Executive Decision L15 20/21 on 6 th October 2020 provided the delegation of contract award and authorising the procurement process to the Strategic Director for People [Since this Decision was made, that title has changed to Strategic Director Adults, Health and Communities, Adult Social Care Retained Functions]. Subsequent decisions L36 23/24 and L33 24/25.
5	Reasons for decision: To deliver the new combined day care and respite facility for adults with learning and physical disabilities and complex needs.
6	Alternative options considered and rejected: <ol style="list-style-type: none"> Do Nothing – without a construction contract being awarded the project cannot be delivered. Refurbish the two existing facilities – benefits will not be realised (ie new sustainable and energy efficient facility, combining two existing services into one, reducing number of expensive out of area crisis placements, freeing up existing land for housing developments, etc).
7	Financial implications and risks: <p>The anticipated contract sum for this project is £9,656,452.28 (excl VAT).</p> <p>This contract funding is met by the already approved capital budget of £13,282,300.</p> <p>This is made up from Service Borrowing of £12,023,000; Capital Receipts totaling £790,000 for the existing two sites [Colwill Lodge £340,000 and Vine £450,000]; Climate Emergency Investment Funding of £469,300.</p> <p>We have introduced a construction contingency to cover any contract modification(s) up to the maximum value, defined in the Procurement Decision Report – Part II.</p>


8	Legal Implications and risks: None.			
9a	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 , annually
			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.
9b	If yes, date of publication of the notice in the Forward Plan of Key Decisions	N/A		
10	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>Council's Corporate Plan:</p> <p>Keeps young people, children and adults protected.</p> <p>Focus on prevention and early intervention.</p> <p>People feel safe in Plymouth.</p> <p>How project supports the delivery of the Joint Local Plan and Plymouth Plan</p> <p>PL719 – Central Park – Strategic Green Space site</p> <p>Residents will be able to access this outstanding venue of regional and national significance for active recreation, sport and the natural environment. The park will provide significant health and wellbeing benefits for the residents and families. With our development we will ensure it will be sensitive to the purpose of the park and the natural assets it contains.</p> <p>DEVI – Protecting health and amenity</p> <p>Development proposals will safeguard the health and amenity of the local community, and it will ensure that it provides satisfactory daylight, sunlight, outlook, privacy and the protection from noise disturbance for residents, workers and visitors. Ensuring the facilities are designed to be accessible to all people, particularly as the residents will have both physical and mental health disabilities.</p> <p>DEV32 – Delivering low carbon development and GRO7 (PP) – Reducing carbon emissions and adapting to climate change</p> <p>The support in delivery of a low carbon future for Plymouth will be considered in our development, in support of the plan area target to half the levels of carbon emissions by</p>		

		<p>2030. We will meet the new planning rules for energy efficiency.</p> <p>SO11 – Delivering high quality development</p> <p>To deliver a development which is sustainable and of the right type for its location and of good quality.</p> <p>HEA3 (PP) – supporting adults with health and social care needs</p> <p>By providing them with high quality fit for purpose facility that meets their specialist requirements and provides effective services to prevent harm, safeguarding and ensure residents and families are consulted and treated with dignity and respect.</p>
11	Please specify any direct environmental implications of the decision (carbon impact)	<p>The project strives to achieve net zero fossil fuel emissions as per the Council's Climate Emergency Declaration in March 2019. This is to be achieved through a balance of high embodied carbon in materials, as well as the construction methods used on site. For example, a prefabricated timber frame system with mainly mineral wool insulation and as many natural materials as possible. There will also be some external plantings and vegetation to help sequester emissions on site.</p> <p>It is also to be achieved through low operational energy use and ensuring that the highly insulated and airtight building is 'all electric', and that maximum photovoltaics will be provided to the roofs of the new building to generate as much renewable energy as possible on site. It is also looking towards battery storage in case the solar PV generates any surplus, which would reduce the grid electricity needs at night.</p> <p>Air Source Heat Pumps will also be used instead of fossil fuel fired boilers, which will work in conjunction with MVHR (Mechanical Ventilation Heat Recovery) to ensure minimal wasted heat. It is also intended to install triple glazed doors and windows to compliment thermal efficiency and minimise heat loss through weak points in the building shell. The building will be as naturally ventilated and lit as possible without losing thermal performance, and all artificial lighting will be the efficient LED type with enhanced controls.</p>

Urgent decisions

12a	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 for advice)
		No	X	(If no, go to section 13a)
12b	Reason for urgency:			
12c	Scrutiny Chair signature:		Date	

	Scrutiny Committee name:			
	Print Name:			
Consultation				
I3a	Which Cabinet Member's portfolio does this decision relate to?	Councillor Mary Aspinall, Cabinet Member for Health and Adult Social Care		
I3b	Date Cabinet Member consulted	12/03/2025		
I3c	Are any other Cabinet members' portfolios affected by the decision?	Yes		
		No	x	(If no go to section 14)
I3d	Which other Cabinet member's portfolio is affected by the decision?			
I3e	Date other Cabinet member(s) consulted			
I4	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	
I5	Which Corporate Management Team member has been consulted?	Name	Gary Walbridge	
		Job title	Strategic Director Adults, Health and Communities	
		Date consulted	25/02/2025	
Sign-off				
I6	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	JS126 24/25	
		Finance (mandatory)	DJN.24.25.188	
		Legal (mandatory)	LS/00001312/1/AC/I 5/3/25	
		Human Resources (if applicable)	N/A	
		Corporate property (if applicable)	N/A	
		Procurement (if applicable)	SN/PS/776/ED/0325	
Appendices				
I7	Ref.	Title of appendix		
	A	Briefing report for publication (<i>mandatory</i>)		
	B	Equalities Impact Assessment		

	C	Climate Impact Assessment						
Confidential/exempt information								
18a	Do you need to include any confidential/exempt information?	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.				
		No						
		Exemption Paragraph Number						
		1	2	3	4	5	6	7
18b	Confidential/exempt briefing report title: Procurement Decision Record – Part II			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 I 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
Council Officer 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		24 March 2025		
Print Name		Gary Walbridge Strategic Director Adults, Health and Communities, Adult Social Care Retained Functions						