

EXECUTIVE DECISION

made by a Council Officer



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


Executive Decision Reference Number – COD09 25/26

Decision	
1	Title of decision: Civic Centre: Homes England Brownfield Infrastructure and Land Agreement
2	Decision maker: Glenn Caplin-Grey (Strategic Director of Growth)
3	Report author and contact details: Chris Duggan (Principal Surveyor) T. 01752305482 E. chris.duggan@plymouth.gov.uk
4a	Decision to be taken: To agree the terms of the Brownfield Infrastructure and Land Agreement with Homes England for up to £18,386,278 in connection with the Civic Centre redevelopment.
4b	Reference number of original executive decision or date of original committee meeting where delegation was made: Cabinet Decision: 31 March 2025, 'City Centre, Homes England and Civic Centre Strategic Update' Granted authority to the Strategic Director for Growth to agree the terms of: A grant funding agreement with Homes England.
5	Reasons for decision: The Cabinet decision 'City Centre, Homes England and Civic Centre Strategic Update' on 31 March 2025 granted the authority to the Strategic Director for Growth to agree the terms of a grant funding agreement with Homes England. The terms of the grant funding agreement have now been negotiated, and the Council wishes to agree the Brownfield Infrastructure and Land Grant Funding agreement with Homes England.
6	Alternative options considered and rejected: 1. Do not enter into the Brownfield Land and Infrastructure Grant Funding Agreement. Rejected: Not entering into the agreement with Homes England would cause significant financial pressures on other funding sources / lead to a gap in project finance. 2. Suggest further amendments to the Brownfield Land and Infrastructure Grant Funding Agreement. Rejected: The Council and Homes England have negotiated the agreement and both parties are satisfied that the Grant Agreement meets the proposed objectives without further amendment.
7	Financial implications and risks: The financial implication of not signing the grant funding agreement would be that the investment into the Civic Centre by Homes England will not be realised.

<p>The GFA contains obligations on the Council relating to delivering specific outcomes, meeting milestone targets as well as certain conditions in which the grant funding would not be made available or would be required to be repaid.</p> <p>The Cabinet report introduced key gateways to manage cost risk, and included a commitment to bring back a further Cabinet and scrutiny report once the entire construction costs are known, following a procurement process. The Grant Funding Agreement gives the Council the ability to draw down funding however, the Council does not intend to draw down any project funding until this further cabinet decision has been taken. Additionally entering into the Grant Funding Agreement does not compel the Council to commit funding at this stage.</p>				
<p>8 Legal Implications and risks:</p> <p>The Grant Funding Agreement permits the Council to draw down a limited amount of funding for pre-construction costs before a gateway review is undertaken.</p> <p>Unless such funding is draw down, which is not the intention, there are limited obligations to Homes England.</p> <p>The risks associated with entering in the funding agreement are set out in full in the part II paper.</p>				
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 £1 million , 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>One of the key ambitions of the Plymouth Plan is to be a “Growing City”. The Civic Centre project will deliver additional homes in the City Centre.</p> <p>The project links to the following corporate plan priorities:</p> <ul style="list-style-type: none">• Green investment, jobs, skills and better education;• Spending money wisely;• Providing quality public services.		
11	Please specify any direct environmental implications of the decision (carbon impact)	<p>The reuse of the Civic Centre will reduce the amount of carbon used to provide new buildings and homes. A Climate Impact Assessment for the project has been undertaken and is included as an Appendix to this decision paper.</p>		

Urgent decisions

I2a	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 I3a)
I2b	Reason for urgency:			
I2c	Scrutiny Chair signature:		Date	
	Scrutiny Committee name:			
	Print Name:			
Consultation				
I3a	Which Cabinet Member's portfolio does this decision relate to?	Councillor Mark Lowry (Cabinet Member for Finance)		
I3b	Date Cabinet Member consulted	20 October 2025		
I3c	Are any other Cabinet members' portfolios affected by the decision?	Yes	X	
		No		(If no go to section I4)
I3d	Which other Cabinet member's portfolio is affected by the decision?	Councillor Chris Penberthy (Cabinet Member for Housing, Cooperative Development and Communities) Councillor John Stephens (Cabinet Member for Strategic Planning and Transport)		
I3e	Date other Cabinet member(s) consulted	20 October 2025		
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	Glenn Caplin-Grey	
		Job title	Strategic Director for Growth	
		Date consulted	20 October 2025	
Sign-off				
I6	Sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	JS38 25/26	
		Finance (mandatory)	ITG.25.26.075	
		Legal (mandatory)	LS/00001312/2/AC/30/10/25	
		Human Resources (if applicable)		

		Corporate property (if applicable)		
		Procurement (if applicable)		
Appendices				
17	Ref.	Title of appendix		
	A	Briefing Report Part I		
	C	Equalities Impact Assessment (24/03/2025)		
	D	Climate Impact Assessment (06/10/2025)		
Confidential/exempt information				
18 a	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
18 b	Confidential/exempt briefing report title: Briefing Report Part II (Confidential)			X
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
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	31.10.25

Print Name	Glenn Caplin-Grey (Strategic Director for Growth)
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