

EXECUTIVE DECISION

made by a **Cabinet Member**



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

Executive Decision Reference Number – L60 17/18

Decision	
1	Title of decision: Mayflower 400: Elizabethan House
2	Decision maker (Cabinet Member): Councillor Ian Bowyer, Leader of the Council
3	Report author and contact details: Catherine Arthurs Tel: 01752 305440 Email: catherine.arthurs@plymouth.go.uk
4	Decision to be taken: That the Leader of the Council: <ul style="list-style-type: none">▪ Approves the Business Case▪ Allocates £1,025,000 for the project to the capital programme funded by Corporate Borrowing within the Approved Priority List for Mayflower 400▪ Authorises the submission of funding applications in accordance with the funding strategy to be approved by Strategic Director for Place for both capital and revenue▪ Delegates the acceptance of funding applications to deliver the project to Strategic Director for Place▪ Delegates the authorisation of proposed procurement processes and contract award to the Strategic Director for Place
5	Reasons for decision: <ul style="list-style-type: none">▪ To renovate the Grade II* listed Elizabethan House and remove it from the national 'Heritage at Risk Register'.▪ To create a new visitor attraction that is financially sustainable.
6	Alternative options considered and rejected: Option 1 Do nothing. Not renovating Elizabethan house will mean that Plymouth is unable to capitalise upon its built heritage in 2020 and this building is a key 'destination' along the Mayflower walking trails. The house will remain on the Heritage at Risk register which will lead to reputational damage for the Council, particularly as it celebrates the Mayflower 400 anniversary and the opening of The Box. There are likely to be significant capital cost implications in the future as well as ongoing

revenue implications if the property is not renovated now. The house will continue to decline and be a continuing (and increasing) revenue pressure and legal burden on the Council.

Option 2 Sell the house for others to renovate/ lease the house.

This option is not compatible with the PCC corporate or the Mayflower vision as it would make the building unavailable for public use.

Option 3 Renovating both historic houses (Elizabethan House and Merchants House).

This will secure the maximum benefits, but the £1.3m PCC funding approved in principle for the historic houses is only sufficient to renovate one of the buildings without significant additional external funding being secured. There is currently insufficient funding and staff resource available to progress both projects. The successful launch of The Box – along with capital projects at its sister destinations like Elizabethan House and Smeaton’s Tower, as well as ongoing preparation for the Mayflower anniversary – is a significant undertaking and resources (both human and financial) cannot be spread too thinly across multiple properties throughout the city

Option 4 Prioritise Elizabethan House.

The Elizabethan House is in very poor condition – designated a ‘Building at Risk’ by Historic England. The house is the highest priority for Mayflower 400 commemorations given its location in the heart of the Barbican and its proposed tourist and educational use. This option may mean that additional funding needs to be sourced for the Merchants House in future.

Option 5 Prioritise the Merchants House.

The Merchants House is also closed due to its condition, though the nature of the condition issues are not as severe as the Elizabethan House and it is structurally stable. The thinking behind the future use of the Merchants House is still developing. This building is not as high priority for achieving the Mayflower 400 objectives as the Elizabethan House, its main significance being its external appearance rather than being a visitor attraction in its own right. The Cabinet report in February 2017 recommended a provision of £300k for this property to undertake the priority condition work. However given that the future use was unknown no budget provision was recommended for the repurposing of the building.

The preferred option is Option 4 to prioritise the Elizabethan House with a view to reconsidering the approach to the Merchants House once the financial risks from the Elizabethan House are reduced.

.7	<p>Financial implications:</p> <p>To allocate £1,025,000 for the project to the capital programme funded by Corporate Borrowing within the Approved Priority List.</p>												
8	<table border="1"> <thead> <tr> <th data-bbox="244 1680 734 1747">Is the decision a Key Decision? (Contact Judith Shore, Democratic Support, 304494 for further advice)</th> <th data-bbox="734 1680 861 1747">Yes</th> <th data-bbox="861 1680 965 1747">No</th> <th data-bbox="965 1680 1500 1747"></th> </tr> </thead> <tbody> <tr> <td data-bbox="244 1747 734 1948"></td> <td data-bbox="734 1747 861 1948"></td> <td data-bbox="861 1747 965 1948">x</td> <td data-bbox="965 1747 1500 1948">results in the Council spending or raising annual income by more than £500,000 (or more than £2,000,000 if that is the total cost of a contract award)?</td> </tr> <tr> <td data-bbox="244 1948 734 2040"></td> <td data-bbox="734 1948 861 2040"></td> <td data-bbox="861 1948 965 2040">x</td> <td data-bbox="965 1948 1500 2040">results in the Council saving more than £1,000,000?</td> </tr> </tbody> </table>	Is the decision a Key Decision? (Contact Judith Shore, Democratic Support, 304494 for further advice)	Yes	No				x	results in the Council spending or raising annual income by more than £500,000 (or more than £2,000,000 if that is the total cost of a contract award)?			x	results in the Council saving more than £1,000,000?
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		x	results in the Council saving more than £1,000,000?										

		x	results in the Council saving less than £1,000,000 and the saving will have a material impact upon service provision such as a significant change or a cessation of service delivery and associated staff redundancies or a significant impact on customers?
		x	has a significant impact on communities living or working in two or more wards?
If yes, date of publication of the notice in the Forward Plan		n/a	
9	Please specify how this decision is linked to the Council's corporate plan 2016 - 19 and/or the policy framework and/or the revenue/capital budget:	<p>The Elizabethan House project contributes to the Corporate Plan in the following ways:</p> <p>Pioneering Plymouth</p> <p>The Elizabethan House does not provide optimum value to the city, because of its poor condition and through the lack of a coherent narrative to draw visitors to the city and drive footfall.</p> <p>The restoration of the Elizabethan House will enable the creation of a renewed heritage offer leading into 2020 and continuing with a legacy beyond. Improving the city's heritage assets will bring in additional visitors but also increase dwell time, visitor spend and economic impact, creating jobs.</p> <p>Growing Plymouth</p> <p>Mayflower 400 proposes to realise significant benefits to the city's economy. The Elizabethan house is a significant part of this offer. Across all associated projects, the impact is estimated at 5,407 FTE jobs and £256m GVA for the Plymouth drive to work area. Investment in Plymouth's heritage is key to the realisation of these benefits, in order to create a visitor offer that draws in additional tourists and shows the city in the best possible light, exploiting the international attention attached to the Mayflower 400 commemoration.</p> <p>Caring Plymouth</p> <p>The Elizabethan House project will put citizens at the heart of decision making, providing meaningful opportunities for residents to inform decisions about the exhibition. There will be a wide reaching engagement programme, promoting social inclusion and personal development by enabling community events, cultural activities and creating volunteering opportunities. The project will reduce social inequality by generating opportunities for volunteering which can lead to additional employment opportunities. Consultation will</p>	

be targeted at traditionally excluded communities. This project invests in a significant historic building and provides a sustainable use for it removing it from the 'buildings at risk' register and providing a recreational, educational and valuable resource for our local communities giving them pride and sense of place.


Confident Plymouth

Plymouth has a unique history, particularly in relation to navy and maritime events that extend beyond the Mayflower voyage. Plymouth's story is often underplayed, weakening the city's brand. The Elizabethan House project contributes to creating a joined up heritage offer, bringing to the fore key narratives in a cohesive manner, so generating community pride in the city's achievements reinforcing Plymouth's status as 'Britain's Ocean City'. This will be supported through wider investment achieved through the Mayflower Programme, which will improve Plymouth's public realm and heritage and cultural offers, making the city a more exciting place in which to live and work. The investment requested will support Plymouth's lead role in the national and international Mayflower agenda, asserting the city's voice and building confidence in our ability to host world-class events. Furthermore, the investment will enable the local community to act as ambassadors for the city highlighting the authority's ambitious agenda for Plymouth and demonstrating pride in the difference we can make.

Along with the other Mayflower 400 projects, the project will contribute to raising Plymouth's profile on a national and international scale. The project will significantly raise pride in the city, highlighting our status as one of the world's most important maritime hubs and linking to wider historical narratives attached to the city. By restoring major heritage assets such as the Elizabethan House, it will contribute to transforming Plymouth as a destination and as a place to live and work, improving the tourism offer in the Barbican,

Urgent decisions			
10	Is the decision urgent and to be implemented immediately in the interests of the Council or the public?	Yes	(If yes, the Lead Scrutiny Officer must be consulted before approaching the Chair of the relevant Overview and Scrutiny Committee. Ensure that the Chair signs the report at section 11a and that section 11b is completed <u>after</u> the sign off codes in Section 17 are completed)
		No	x (If no, go to section 12)
11a	Signature		Date

	Print Name			
I 1b	Reason for urgency:			
Consultation				
12	Are any other Cabinet members' portfolios affected by the decision?	Yes	<input checked="" type="checkbox"/>	(If yes, go to sections 13 and 14)
		No	<input type="checkbox"/>	
13	Which other Cabinet member's portfolio is affected by the decision?	Councillor Glen Jordan		
14	Please confirm that you have consulted this Cabinet member	Yes	<input type="checkbox"/>	(No is not an option)
15	Has any Cabinet member declared a conflict of interest?	Yes	<input type="checkbox"/>	Need a note of dispensation granted by the Council's Monitoring Officer
		No	<input checked="" type="checkbox"/>	
16	Which Corporate Management Team member has been consulted?	Name and title	All	
17	Please include the sign off codes from the relevant departments consulted:	Democratic Support (mandatory)	Dso109 17/18	
		Finance (mandatory)	PL1718.230	
		Legal (mandatory)	SC/29739	
		Human Resources	n/a	
		Assets	n/a	
		IT	n/a	
		Procurement	n/a	
Other Information				
18	An Equalities Impact Assessment should be attached to the report	Yes	<input type="checkbox"/>	(Please attach the EIA to this report)
Briefing report				
19	Is the briefing report attached?	Yes	<input type="checkbox"/>	(No is not an option)
	List (and include a hyper link to) <u>published</u> work/information used to prepare the report.	Cabinet Report Mayflower 400 National Trails Programme 7th February 2017 Executive Decision Mayflower Capital Programme 7th August 2017		

	Do you need to include any confidential/exempt information?	If yes, prepare a second, Part II, 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. (Remember to keep as much information as possible in the briefing report that will be in the public domain)								
		Exemption Paragraph Number								
		1	2	3	4	5	6	7		
Confidential/exempt briefing report title n/a										
Background Papers										
20	Please list all 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. A folder or a file should not be cited as a background paper, though individual items within the folder or file may be. 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	Part I	Part II	Exemption Paragraph Number						
				1	2	3	4	5	6	7
	Business Case	x								
Cabinet Member Signature										
21	I agree the decision and confirm that it is not contrary to the Council's policy and budget framework, Corporate Plan or Budget.									
Signature			Date of decision	19 March 2018						
Print Name	Councillor Ian Bowyer									