

**Meeting:** Council

**Date:** 19 October 2017

**Wards Affected:** Goodrington with Roselands

**Report Title:** Claylands – Project Update

**Is the decision a key decision?** Yes

**When does the decision need to be implemented?** Immediately

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## 1. Proposal and Introduction

- 1.1 At the Council meeting of 10th December 2015 the Council committed to invest up to £7.5m to promote the development of Council owned land known as 'Claylands' for employment use in support of the regeneration and growth of the local economy.
- 1.2 The site is situated on the Brixham Road (near Tweenaway Cross) in Paignton. The decision was made subject to certain conditions and final approval was delegated to officers.
- 1.3 The approval was conditional (on among other things), securing £2.5M of grant from the Heart of the South West Local Enterprise Partnership (HoSW LEP) to pay for site remediation, to stabilise slopes within the site and to pay for the installation of road and service infrastructure.
- 1.4 The decision to commit the funds was made subject to resolving five conditions that were set out in the Appendix I of the December 2015 Council Report with final approval to implement the agreed decision delegated to the Mayor, the Council's Chief Executive and S151 Officer. Both the 2015 report and also its associated appendix are appended here at Appendix 1 to this report.
- 1.5 A development programme was set out in the 2015 Council report. The programme has however been subject to delay due to unforeseen and unavoidable technical reasons and consequently is currently some twelve months behind schedule. This report will address and explain the cause for the delay that has occurred.

- 1.6 At the Council meeting of 23<sup>rd</sup> February 2017 Council requested that the Chief Executive and Mayor review the project and make recommendations to Council for further consideration.
- 1.7 There has been a need to make adequate progress on addressing the ground condition issue (which was one of the five conditions) prior to bringing the matter back to Council for informed consideration.
- 1.8 The proposition in this report is that the Council should borrow up to £7.9 million for Claylands to deliver the site servicing and the first employment building. The project is forecast to cost £10.4 million including fees and contingency. This will result in the development of the first phase (5,574 sq. metres) together with the infrastructure package and as originally planned, Council approval is sought subject to obtaining a pre-let for the entirety of the first phase.
- 1.9 In addition to Council borrowing, funding for the remaining cost is proposed to be met from the Heart of the South West Local Enterprise Partnership and regeneration funds. Officers will continue to pursue alternative sources of capital funding including section 106 payments and highways capital grants to reduce the Council's overall borrowing requirement.

## **2. Reason for Proposal**

- 2.1 The reasons to support the proposals remain the same as those that were set out in the Council report of 10<sup>th</sup> December 2015, namely that bringing forward the site for employment use supports economic growth within Torbay. This project will support a local business in creating more jobs and meets a clear gap in the local commercial property market.
- 2.2 An offer for the entirety of the first phase has been received since Council took the decision in December 2015.
- 2.3 The proposal is consistent with the Corporate Plan and Economic Strategy.

## **3. Recommendation(s) / Proposed Decision**

- 3.1 That, the Council agree to invest up to £7.9m, using prudential borrowing, to deliver the first phase of the "Claylands Cross" employment scheme, specifically the initial development of circa 5,500 sq. metres of employment development and the associated package of infrastructure works.
- 3.2 That, progress of the scheme is subject to a satisfactory conclusion of the ground investigation work and appropriate sign off by the Environment Agency.
- 3.3 That, the decision to commit to the scheme is conditional on:
  - (a) The scheme being pre-let on acceptable terms.
  - (b) That the prevailing ground conditions will not present an unacceptable ongoing risk to the Council that would be exacerbated by undertaking the proposed development.
  - (c) Funding from the other sources identified is secured.

- (d) Obtaining all necessary statutory approvals and permissions.
- 3.4 That, the decision to approve whether the conditions precedent have been satisfied, be delegated to the Chief Executive in consultation with the Mayor and Group Leaders.
- 3.5 That, the Agreed Heads of Terms set out in the exempt Appendix 1 be approved, with the agreement of final lease terms being delegated to the Assistant Director of Corporate and Business Services in consultation with the Chief Executive.
- 3.6 That, a report on the results of the ground testing be produced and that Members be briefed on such results, when they are known, along with any comments from the Environment Agency.

### **Appendices / Background Documents**

Background Documents: Claylands Report to Council - 10<sup>th</sup> December 2015 & Appendices.

<http://www.torbay.gov.uk/DemocraticServices/ieIssueDetails.aspx?Id=21640&PlanId=0&Opt=3#A118053>

Appendix 1: Agreed Heads of Terms (Exempt)

## Section 1: Background Information

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**What is the current situation?**

### **1.1. Ground Conditions & Delay to Programme**

- 1.1.1. As reported in 2015 Claylands is a former waste transfer site that should only have accepted and processed inert construction site waste for onward re-cycling and re-use elsewhere. When Torbay Council (TC) ceased to use Claylands for waste processing in circa 2005 the Environment Agency required TC to undertake an environmental monitoring regime within an agreed 'closure plan' before allowing the Council to surrender the site's waste management licence and before the Agency would allow the site to be 'closed'.
- 1.1.2. The Environment Agency (in January 2015) advised TC at a meeting in the Agency's offices at Manley House, Exeter that the Agency was content that the evidence being collected supported the likelihood that formal closure in accord with the previously agreed site closure programme could imminently be expected. Environment Agency officers further advised TC/TDA at the same meeting that they saw no reason why the Agency would oppose a planning application for employment development.
- 1.1.3. The Environment Agency subsequently however advised that further ground testing would be required before the site licence could be surrendered. The Agency further advised it would object to the Council's planning application. The Agency cited a stricter and more correct interpretation of existing regulations as the reason for the change in position however other circumstances subsequently came to light that gave the Agency additional and compelling reasons to request further testing and monitoring, which has caused delays (see also comment at 1.1.9).
- 1.1.4. The program set out in the Council Paper in December 2015 was predicated on the basis of the Environment Agency's advice from that meeting. Ongoing liaison during 2015 indicated no change in the Agency's position. The project was therefore progressing in accord with the approved programme until the Environment Agency changed its policy position in mid-2016.
- 1.1.5. The change in position occurred shortly before TC's planning application was due to be submitted. The application was delayed whilst the nature of the objection was investigated and a method statement for a prospective solution was agreed. The application finally being submitted in October 2016.
- 1.1.6. TC's Development Management Committee resolved on January 9<sup>th</sup> 2017 to approve the Claylands Planning Application subject to TC's planning officers being satisfied (under delegated authority) that further ground testing would be undertaken to evidence to the Environment Agency's satisfaction that the ground did not present a contamination risk.

- 1.1.7. Whilst negotiations were ongoing with the Environment Agency an unexpected and anomalous 'rogue' environmental reading taken in 2016 from one of the site's boreholes showed a reading indicating the presence of hydro-carbons & methane at a level that the Agency deemed unacceptable. The reading gave the Agency additional cause to require TC to undertake the further tests that it had previously said it required.
- 1.1.8. The measures needed to resolve the environmental objection required further 'soil investigation' tests to be done. These test have so far caused a delay in the approved programme that equates to some 12 months. Ground testing concluded earlier in October with the full results are expected in November 2017.
- 1.1.9. Preliminary feedback indicates that the eastern half of the site is likely to require further monitoring and remediation to allow development to proceed.
- 1.1.10. A meeting with the Environment Agency to discuss the feedback has been arranged to allow for the Environment Agency to understand the issues and to allow for agreement on any monitoring and closure processes that may be required.
- 1.1.11. The full feedback from the ground investigations will also better inform foundation design and give additional confidence on the cost projections set out in this report.
- 1.1.12. Ground testing for cost verification reasons was envisaged in the 2015 report although for cash-flow reasons the original programme presumed that the foundation design checks would be done post planning / pre tender rather than pre-planning.
- 1.1.13. The final results of those additional ground surveys required will not be received until mid-October, however, the TDA are already receiving information on the depth and nature of the fill and this information is indicative of the likely outcome of the surveys and this report has therefore made an assumption on the associated cost implications.

## **1.2. Ecology Issues that compounded the programme delay**

- 1.2.1. The soil investigation work that is needed to satisfy the Environment Agency was unavoidably delayed by a requirement to relocate slow worms (which are a legally protected species of reptiles) to a receptor site away from Claylands. This had to be done prior to TC's consulting engineers and drilling contractors starting the soil survey work. This was due to the very extensive use of heavy earth moving, drilling and excavation plant that would have harmed the protected reptiles.
- 1.2.2. Unfortunately, the slow worm translocation could only be done once the reptiles' hibernation period ended. TC has been obliged to collect slow worms for a minimum of 60 days commencing from the date when the reptiles became active. This required TC to wait until this summer before being able to move the slowworms. Doing otherwise could have resulted in a criminal prosecution. In excess of four hundred slow worms have so far been collected and relocated to an approved site.
- 1.2.3. The expedited reptile translocation is nearing completion. TC's environmental consultants sub divided the site with reptile

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|---------------------------------------|--|
|                                       | <p>barriers to allow ground testing to be undertaken in the cleared areas as they became clear. The relocation is complete over much of the site, allowing survey work on the cleared areas to commence.</p> <p>1.2.4. The Environment Agency requires ongoing ground monitoring to continue with additional data from the monitoring points being conducted for a further 2 years. Discussions with the Environment Agency suggest (depending on the outcome of the current tests) that the testing and monitoring would not be likely to cause a delay in implementing a planning consent.</p> <p><b>1.3. Sulphates</b></p> <p>1.3.1. For clarification purposes Members are advised, that environmental readings for high 'sulphate' levels exist across the Claylands site. This is to be expected and it has been known for a number of years as the presence of sulphates was revealed in TC's original ground testing.</p> <p>1.3.2. Sulphates are a pollutant that can be harmful to human health when they are present at unacceptable levels and when they are dissolved in drinking water. Sulphates can be harmful to wildlife when safe levels are exceeded in water courses in the natural environment.</p> <p>1.3.3. Sulphates have been found at Claylands because sulphates are a constituent that is used in many construction materials that contain Gypsum. Gypsum itself is a natural material that occurs in particular types of geology.</p> <p>1.3.4. TC's engineering consultants will address, in conjunction with the Environment Agency, how water soluble sulphates are best kept out of any surrounding water courses post construction. In this instance all water courses possibly affected are firmly believed to be non-potable. To date reassuringly the unmitigated mass of sulphates that already exist in the site is not currently causing an environmental nuisance in the Clennon Valley stream which is the water course below Claylands. It is therefore hoped and expected that this will not be a future problem. The scheme, will provide a waterproof cap of tarmac, concrete and steel roofs. These construction benefits in conjunction with the surrounding mass of low permeable Clay present in the surrounding ground, should in combination have a positive mitigating effect. Further advice will however follow (see 1.4).</p> <p>1.4. It is proposed that a report on the results of the ground testing be produced and that Members be briefed once the final results of the ground test are known and the Environment Agency's comments have been received.</p> |
| <p><b>2. Section 2 Key Issues</b></p> |  |
|                                       | <p><b>2.1. Pre let Phase 1 – Offer from local business</b></p> <p>2.1.1. TDA has identified through its aftercare programme a suitable local business and has negotiated terms to lease the entirety of</p>  |

the first phase of construction. The firm is a manufacturing business whose client base include many household name firms.

- 2.1.2. The firm has outgrown their existing premises and they wish to expand into a single more modern and efficient production premises that will allow their continued growth. This expansion will also free up premises for other firms to occupy and grow into which will create additional indirect benefits of the scheme. The Heads of Terms are in line with the expectations set out in the December 2015 report and they are set out in the exempt Appendix 1.

## **2.2. Construction Cost Estimates:**

- 2.2.1. Cost consultants employed by TC have produced a detailed cost plan for the proposed development. The production of the cost plan has followed the outcome of a number of value engineering exercises. Officers have sought and obtained informal cost advice from Kier that endorses the information contained in the previous and current cost advice.
- 2.2.2. This cost advice remains subject to the outcome of the ground surveys that are currently being undertaken. The cost therefore remains a provisional estimate but one that represents a fully thought through cost plan that is can be considered to be a reliable estimate, which is the best that is possible on the basis of the information that is currently available. The final pre-tender cost estimate will not be available until Mid-October.

## **2.3. Cost Variations since December 2015**

- 2.3.1. The cost of the slope stabilisation, drainage solutions and internal site infrastructure are marginally higher than was envisaged in the 2015 Council Report. The December 2015 Council Report did stress (as one of the five conditions in the report) that further cost analysis and scheme development was required and that this would follow the 2015 Council Report. The current cost plan is therefore now the result of considerable the further design work and many additional technical investigations.
- 2.3.2. As a result of those cost investigations, officers and TC's external advisors have explored the option of developing a smaller (7,000 sq. mtr) single phase development that would obviate the need for internal estate road and simplify drainage solutions. The benefits and drawbacks of this options are explored in the Alternative Options Section of this report at paragraph 4.0

## **2.4. LEP Funding**

- 2.4.1. The December 2015 Paper reported that TC funding was conditional on securing LEP Funding and the paper assumed the grant of £2.5m of funds.
- 2.4.2. TC's bid of £2.5m to the Heart of the South West Local Enterprise Partnership was successful but the fund was over bid resulting in a reduced sum of £2.0m being offered, which

means that there is a £500K reduction in the amount of funding available.

## 2.5 Revised Programme

|   |                           |
|---|---------------------------|
| Complete Ground Investigation Works                                 | September 2017            |
| Obtain ground survey results and liaise with the Environment Agency | September – December 2017 |
| Approval for project to proceed                                     | October 2017              |
| Agree Pre-let contracts for Phase 1                                 | October to December 2017  |
| Prepare contract documents  | October 2017 – Feb 2018   |
| Submit reserved Planning matters                                    | December 2017             |
| Procure design and build contractor                                 | March 2018                |
| Refine design   | April 2018                |
| Secure Planning consent   | May 2018                  |
| Start on site   | August 2018               |
| Handover phase 1  | July 2019                 |

## Section 3: Financial Information

### 3.1 Whole Scheme Costs

The costs for the scheme are estimated at Total scheme costs: £10,405,096

|               |                    |
|---------------|--------------------|
| Phase 1 Build | £6,171,000         |
| Spine Road    | £1,991,896         |
| Highways      | £255,200           |
| Fees          | £1,137,000         |
| Contingency   | £850,000           |
| <b>Total</b>  | <b>£10,405,096</b> |

Following receipt of the confirmed ground investigation report there is likely to be some variation to the individual cost lines set out above and the scheme has not yet been tendered, however the advice received from the TDA is that the scheme is deliverable within this funding envelope.

### 3.2 Funding of full scheme

It is proposed the costs will be funded from the following:

|                              |                    |
|------------------------------|--------------------|
| Local Growth Deal Grant      | £2,000,000         |
| Regeneration reserve funds   | £500,000           |
| Council borrowing investment | £7,900,000         |
| <b>Total</b>                 | <b>£10,400,000</b> |

This project is not being brought forward as an investment proposition but it does provide the Council with an income over the term of the lease.

The borrowing has been split over two elements of the scheme, as set out in the table below.



| Scheme Element   | Borrowing              | Cost<br>Years 1 to 3<br>(interest only) | Cost<br>Year 3 +<br>(principal & interest) |
|------------------|------------------------|---|--|
| Land & Servicing | £3.4m over<br>40 years | £102k pa                                | £147k pa                                   |
| Buildings        | £4.5m over<br>25 years | £135k pa                                | £258k pa                                   |

In the first five years the Council will benefit from income, net of borrowing costs, estimated at £230,000 and exclusive of any benefit from business rate income. Business rates are forecast to be circa £100,000 for the scheme.

As set out at 2.1 above, the Agreed Heads of Terms, have a rent increase built in which allows the Council to pay down the debt over the life of the asset.

#### 4.0 Section 4 - What options have been considered?

Options considered have been;

4.1 To abort the project – Discounted as there is sustained demand in the local area for employment uses such as those that will be delivered by this scheme. Having secured Local Growth Deal funding through the Local Enterprise Partnership not to proceed would be damaging to the Council’s reputation and limit ability to access future grant funding opportunities. The proposal evidences that the cost of borrowing can sustainably be recovered from the rent and NNDR income that is projected. The project continues to break even in event only the first phase progresses thus minimising risk to TC.

4.2 To financially commit to the full scheme. While desirable from an economic growth and regeneration perspective the uncertainty created by the ground investigations in the eastern portion of the site and the requirement for further engagement with the Environment Agency means that this is impractical at this time. The recommendation from this report would allow the design and installation of the key infrastructure needed to allow the whole site in the future.

#### 4. How does this proposal support the ambitions, principles and delivery of the Corporate Plan?

Torbay Council’s Corporate Plan refers to ‘**A prosperous Torbay**’ and says: *“The Council’s Economic Strategy 2013-2018 and the new Local Plan sets out the need to create more employment in Torbay and this means we need to continue to secure investment in support of ..... as well as sites and premises”*

Torbay Council’s Corporate Plan refers to ‘**Thinking for the Future**’ and says:

*“we need to look at new ways to generate income using our current resources” and speaks of “attracting new investment ..... (and) benefit our communities and key business sectors”*

|                  |  |
|------------------|--|
|                  | <p>The Torbay Economic Strategy 2013 – 2018 says:</p> <p><i>“Claylands – One of the sites identified as a potential enterprise area is Claylands. Closely linked to the existing industrial areas in Paignton there has been a great deal of interest from businesses in the site. However, the challenging rental market in Torbay means the cost of servicing the site makes development prohibitively expensive. By putting the servicing in place the site will be opened up for employment use and job creation.”</i> (Priority 1 on Page 13)</p> <p><i>“Ensuring that the right land, buildings and infrastructure are in place to support business growth:</i></p> <p>.....</p> <ul style="list-style-type: none"> <li>• Bring forward the Claylands site in Paignton for an employment scheme ” (Executive Summary on Page 7)</li> </ul>   |
| <p><b>5.</b></p> | <p><b>Who will be affected by this proposal and who do you need to consult with?</b></p> <ol style="list-style-type: none"> <li>1. Local Residents</li> <li>2. Other neighbouring occupiers – (not directly by the proposal but rather any resultant development).</li> <li>3. Community Representative Groups (not directly by the proposal but rather any resultant development).</li> <li>4. Local Businesses</li> </ol> <p>It is believed the majority of the Public Interest in Claylands will relate to subsequent development management issues. The report before Council does not relate to these issues. Public interest / concern relating to the Council’s consideration of participating in direct development at Claylands will relate to budgetary and financial issues.</p>  |
| <p><b>6.</b></p> | <p><b>How will you propose to consult?</b></p> <p>The following was set out in the December 2015 report:-</p> <p>Public interest/concern from Local Residents relating to an operational decision to engage in direct development at Claylands would relate to budgetary and financial issues this will be considered in response to comments made following publication of forward plan.</p> <p>Public Consultation in relation to development management issues will be considered as a part of the planning process, as follows:</p> <p><u>1. Local Residents</u></p> <p>Local residents will be consulted by public displays &amp; meetings prior to any planning applications being submitted these will be advertised locally. The prospect of the TDA’s engaging in direct development at Claylands could be dealt with by a news release so as to make the public aware of the proposal in the context of budgetary and financial considerations.</p> <p><u>2. Other neighbouring occupiers</u></p> <p>Paignton Zoo have already been contacted as has WM Morrisons. The Zoo declined a meeting request preferring to defer consideration until proposals are more advanced. Letters will be sent to home owners whose houses abut</p> |

the site and to all other neighbours prior to planning applications being submitted.

### 3. Community Representative Groups

The principle of Employment Use on the land has already been discussed and accepted within the Neighbourhood Forum. There was consultation in Nov/Dec 2014. Employment Use is proposed in the Neighbourhood Plan. The TDA has briefed the Chair of the NF to advise that the Council will be considering options on estates strategy. The Chair was content with the proposed approach to consultation.

### 4. Local Businesses

Contact will be made through the Chambers of Commerce and the TDA's weekly newsletter.

## Section 2: Implications and Impact Assessment

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|-----|--|
| 7.  | <p><b>What are the financial and legal implications?</b></p> <p>See sections 1, 2 &amp; 3 above.</p>   |
| 8.  | <p><b>What are the risks?</b></p> <p>A full risk assessment has been undertaken and a copy is available on request from Iain Masters, Senior Development Surveyor in the TDA (01803 208 975).</p>  |
| 9.  | <p><b>Public Services Value (Social Value) Act 2012</b></p> <p>The Proposal does involve the procurement of 'goods and services'. The Council's Procurement Team has been consulted/involved from the outset and the provisions of the Act have been considered.</p> <p>External architects, cost consultants, and engineers have been procured (Stage 1 costs) through the Council's Framework. There is a staged appointment agreed with the appointed professional advisors with fees and further commitment contractually reserved with dependencies being linked to key stages in the approval process.</p> <p>All professional advisors and any subsequent contractors will similarly be procured using the Council's Procurement Framework or competitively tendered where the use of the Framework is not possible/appropriate (Diminimus exceptions excepted in accord with Council Standing Orders). The Framework places duties on bidders in relation to equalities and social inclusion.</p> <p>Opportunities to require contributions to 'Social Value' will be explored during tenders and dealings wherever and whenever this is legally possible and commercially desirable for the Council. For instance the award of the construction contract would invite bidders to make a statement explaining how their firm would contribute to social value through, training and the use of local labour etc.</p> |
| 10. | <p><b>What evidence / data / research have you gathered in relation to this proposal?</b></p> <p>The TDA and Torbay Council have commissioned and obtained a preliminary feasibility study, engineering advice and detailed (but at this stage preliminary) cost advice.</p> <p>The perceived requirement for the proposed scheme arises from TDA discussions with local firms. Frustration is frequently expressed by employers about the lack of suitable business premises available and the affordability of buildings via the private sector. This view is endorsed by local property consultants. The aims and observations of the Economic Strategy and information from it have been fully considered.</p>   |

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|-------------------|---|
|                   | <p>Preliminary consultation with the Environment Agency has been undertaken. Pre-application discussions have been commenced with Torbay Council's planning officers. The Council's Highways Team have been provisionally consulted on the highways design aspects as have the TDA's drainage engineers on drainage issues. All design discussions are at preliminary stages of design evolution.</p> <p>Numerous different site surveys and technical reports have already been commissioned including topographic surveys, bore hole sampling and soils investigations, ecological surveys. Other surveys and investigation will follow with 'Stage 2' due diligence.</p> <p>Actual investment decisions and the commitment of resources will be dependant on further due diligence in 'Stage 2' prior to delegated authority being sought to proceed and commit in 'Stage 3'. Many of the technical issues will also be considered by Members as part of the planning process.</p> |
| <p><b>11.</b></p> | <p><b>What are key findings from the consultation you have carried out?</b></p> <p>Consultation to date has been confined to the principles of development of Employment Uses on Claylands via the Draft Local Plan and the Neighbourhood Plan. No objections have been received in relation to either.</p> <p>The Land is to be allocated in Emerging Local Plan for employment purposes subject to inclusion in the Neighbourhood Plan. At each stage of developing the Plan there has been public consultation.</p> <p>The Economic Strategy involved a consultation process the detail of which was considered prior to adoption.</p>   |
| <p><b>12.</b></p> | <p><b>Amendments to Proposal / Mitigating Actions</b></p> <p>None</p>   |

## Equality Impacts

|                         |   |   |                       |
|-------------------------|---|---|-----------------------|
| 13                      | <p><b>Identify the potential positive and negative impacts on specific groups</b></p> <p>The comments that follow largely relate to equalities impacts that would result from the development that would flow from the decision being made on the Proposal rather than from the actual investment decision in the Proposal. It is difficult to envision there being equalities issues relating to the Investment Proposal other than indirect ones arising from opportunity cost issues arising from a decision to committing capital for the project rather than spending available capital on other priorities. The investment would also have potential to impact prudential borrowing. The asset that would result will create a revenue stream that will fund future Council budgets.</p> <p>Equalities issues relating to supply chain issues are addressed in the Council's Procurement Framework.</p> |   |                       |
|                         | <b>Positive Impact</b>  | <b>Negative Impact &amp; Mitigating Actions</b> | <b>Neutral Impact</b> |
| Older or younger people | <p>Fostering growth of employment in local firms will provide employment opportunities.</p> <p>· Excellent public transport provision in close proximity</p> <p>Good communications and central location in Torbay will improve accessibility to employment.</p> <p>It is and will be a condition of engagement by TC that all suppliers connected with the Project are equal opportunity</p>   | None  |                       |

|                                     |  |      |  |
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|                                     | suppliers. A statement of social value will be required.   |      |  |
| People with caring Responsibilities | <p>Good communications and central location in Torbay will improve accessibility to employment.</p> <p>Excellent public transport provision in close proximity</p> <p>It is and will be a condition of engagement by TC that all suppliers connected with the Project are equal opportunity suppliers. A statement of social value will be required.</p> | None |  |
| People with a disability            | <p>New Employment premises will be constructed in accord with DDA legislation.</p> <p>Excellent public transport provision in close proximity</p> <p>It is and will be a condition of engagement by TC that all suppliers connected with the Project are equal opportunity suppliers. A statement of social value will be required.</p>                  | None |  |
| Women or men                        | Good communications and central location in Torbay will  | None |  |

|  |   |      |  |
|--|---|------|--|
|  | <p>improve accessibility to employment.</p> <p>It is and will be a condition of engagement by TC that all suppliers connected with the Project are equal opportunity suppliers. A statement of social value will be required.</p> |      |  |
| <p>People who are black or from a minority ethnic background (BME)<br/><i>(Please note Gypsies / Roma are within this community)</i></p> | <p>It is and will be a condition of engagement by TC that all suppliers connected with the Project are equal opportunity suppliers. A statement of social value will be required.</p>   | None |  |
| <p>Religion or belief<br/>(including lack of belief)</p>   | <p>It is and will be a condition of engagement by TC that all suppliers connected with the Project are equal opportunity suppliers. A statement of social value will be required.</p>   | None |  |
| <p>People who are lesbian, gay or bisexual</p>   | <p>It is and will be a condition of engagement by TC that all suppliers connected with the Project are equal opportunity suppliers. A statement of social value will be required.</p>   | None |  |
| <p>People who are transgendered</p>  | <p>It is and will be a condition of engagement by TC that all suppliers connected with the</p>  | None |  |



|   |   |      |   |
|---|---|------|---|
|   | Project are equal opportunity suppliers. A statement of social value will be required.  |      |   |
| People who are in a marriage or civil partnership                                 | It is and will be a condition of engagement by TC that all suppliers connected with the Project are equal opportunity suppliers. A statement of social value will be required.  | None |   |
| Women who are pregnant / on maternity leave                                       | It is and will be a condition of engagement by TC that all suppliers connected with the Project are equal opportunity suppliers. A statement of social value will be required.  | None |   |
| Socio-economic impacts (Including impact on child poverty issues and deprivation) | Excellent public transport provision in close proximity will provide opportunities to access to employment for those currently excluded as a result of being a non car owner.<br><br>It is and will be a condition of engagement by TC that all suppliers connected with the Project are equal opportunity suppliers. A statement of social value will be required. | None |   |
| Public Health impacts (How will your proposal impact on the general               | n/a   | n/a  | The proposal is not likely to have health impacts and would |

|    |   |                 |  |                                      |
|----|---|-----------------|--|--------------------------------------|
|    | health of the population of Torbay)   |                 |  | therefore be a neutral consideration |
| 14 | <b>Cumulative Impacts – Council wide</b><br>(proposed changes elsewhere which might worsen the impacts identified above)          | None identified |  |                                      |
| 15 | <b>Cumulative Impacts – Other public services</b><br>(proposed changes elsewhere which might worsen the impacts identified above) | None identified |  |                                      |