

Report to
Cabinet

25th September 2007

Report of
Director of City Development & Director of Finance & Legal Services

Title
Much Park Street: Site disposal for development - (St Michaels Ward)

A separate report is submitted in the private part of this agenda in respect of this item, as it contains details of financial information required to be kept private in accordance with Schedule 12A of the Local Government Act 1972. The grounds for privacy are that it refers to the financial and business affairs of individuals outside the Council.

1 Purpose of the Report

- 1.1 To seek approval to the terms of the disposal of the above site, for the development of a major new national headquarter office building and car park. The site incorporates a surface car park and the Post & Fast Print building and this report outlines the implications and benefits of the proposed disposal.
- 1.2 The site is located in St Michaels Ward but the proposals have citywide implications.
- 1.3 The commercial details of the proposal are dealt with in the private report on your agenda.

2 Recommendations

Cabinet is recommended to :-

- 2.1 To approve the disposal of the site, having regard to the supporting private report when reaching your decision.

3 Information/Background

- 3.1 An important national business, has as part of their business strategy been searching for a new head quarters office. The location of the site for the offices needed to be in a highly sustainable location in terms of its access for all forms of transport.
- 3.2 Much Park Street has been identified as the company's preferred location following an extensive search.

4 Terms of Disposal

- 4.1 The Council owned site is approximately 1.6 acres / 0.65 hectares and is outlined on the attached plan - Appendix A. This site includes the 128 space long stay surface car park known as Much Park Street and extends to the land and buildings occupied by the Council and known as the Post & Fast Print building. The full terms and implications for the

disposal are contained within the private report. The key aspects of the agreed terms of the proposed disposal are summarised as: -

- The freehold disposal of the site for an office headquarter development plus a small self contained parcel of land fronting Much Park Street for speculative development of offices and / or residential.
- The developer to provide:
 - i) A 175 space annual licence public car park for business user parking during weekdays.
 - ii) 380 car park spaces are proposed for the office occupiers initial use, of which 190 spaces will return for public use in the future, subject to conditions outlined in the private report.
 - iii) A new traffic calmed public square to be created on St Johns Street in front of the new building and other public realm improvements around the site.
- Coventry City Council to:
 - i) Fund a replacement footbridge across the ring road between Manor Road & Friars Road.
 - ii) To commit to producing a Supplementary Planning Document for sites adjoining the new development.
 - iii) Relocate the existing services from the Post & Fastprint building.
 - iv) Commence the car park closure procedure for the 128 space surface car park known as Much Park Street

5 Other specific implications

5.1

	Implications (See below)	No Implications
Best Value	✓	
Children and Young People		✓
Comparable Benchmark Data		✓
Corporate Parenting		✓
Coventry Community Plan		✓
Crime and Disorder		✓
Equal Opportunities		✓
Finance	✓	
Health and Safety		✓
Human Resources	✓	
Human Rights Act		✓
Impact on Partner Organisations		✓
Information and Communications Technology		✓
Legal Implications	✓	
Neighbourhood Management		✓
Property Implications	✓	

	Implications (See below)	No Implications
Race Equality Scheme		✓
Risk Management	✓	
Sustainable Development	✓	
Trade Union Consultation		✓
Voluntary Sector – The Coventry Compact		✓

5.2 Best Value

5.2.1 The sale price of the land is at market value.

5.3 Finance

5.3.1 The capital costs for the footbridge and the potential capital relocation costs for Post and Fastprint will be funded from within the capital receipt. The full implications are dealt with in the private report.

5.4 Human Resources

Employees of the two Council functions affected as a result of the site have been advised of the need to be relocated. They, along with Trade Union representatives, will be briefed as to the implication and timing of the proposed changes as they develop.

5.5 Legal

There is a need to implement a formal car park closure notice procedure to enable vacant possession of the site to be obtained. This involves placing a public advertisement and Cabinet Member (City Development) considering any objections received. Rights of light will need to be addressed.

5.6 Property

5.6.1 The Much Park Street building accommodates the City Council's Asylum Seeker's and Post and Fast Print Services Teams as well as providing storage and archive space for the Elections and Building Control Teams. The Asylum Seekers service has agreed to be relocated to comparable accommodation within Civic Centre 1. Commercial Property Management are presently evaluating a number of options for relocating the Post and Fast Print Service to alternative premises within the Ring Road, together with alternative storage space. The eventual decision and financial implications will be reported to Members as part of the overall project management arrangements for this within City Development.

5.6.2 The existing long stay car park on the site has approximately 128 spaces. Much Park Street surface car park is identified within the Coventry Development Plan 2001 in Policy CC10 as a public car park with a requirement for adequate suitable alternative replacement provisions to be identified as part of any redevelopment. The development scheme proposed will provide 175 dedicated parking spaces. This would provide an additional 47 spaces on the current parking provision, providing an increase of 37%, albeit that the new spaces will be for long stay annual licence holders only and not as 'pay and display' spaces. As part of the inward investors commitment to its green travel plan, an additional 190 public spaces could be made available in the future subject to additional improvements to alternative public transport options for their staff.

5.6.3 During the 22 month construction period it must be recognised that there will be limited alternative parking available, as the other car parks in the immediate vicinity i.e. Gosford Street, Whitfriars, New Union Street and Salt Lane are already experience high occupancy

rates during weekdays. Your officers will review the situation and bring forward proposals to address the problem in the short term.

5.6.4 The aspiration of the Council is to increase the number of public car parking spaces available in this growing civic and business location. As such it is recommended that work be instigated to explore alternative parking solutions. Once the option appraisals and proposals have been formulated having regard to the emerging parking strategy, a report back to Cabinet on possible solutions will be made.

5.7 Risk Management

5.7.1 A risk register will be produced by the City Councils project team and regularly monitored throughout the project. The register will identify the risks in detail & formulate methods and processes to remove and/or mitigate them.

5.7.2 Cost & programme risks arise from the road closure orders or changes to traffic regulation orders relating to the new public square on St Johns Street, the removal from the off street parking order of the existing surface car park through the formal closure procedure and removal and the temporary road closure order required for the replacement of the footbridge.

5.7.3 Procurement of the new bridge by the Council will entail cost & programme risks both in terms of the final aesthetic and engineering design work. Additionally an element outside the control of the Council is the link with the railway station redevelopment and the final solution required to meet the changing and yet to be concluded highway solution.

5.8 Sustainable Development

5.8.1 There are two areas of sustainability being addressed by this development. Firstly ensuring that the development is located in a multi modal transport location, especially having regard to public transport in order that the greatest opportunity is given for alternatives to the car and getting to and from the new development.

5.8.2 Secondly it is the intension of the occupying company that this building should be an exemplar building in terms of the sustainability of the building itself. As such it will have a BREEAM excellent rating and will aspire to have a carbon neutral footprint helped with a neutral energy load by the orientation of the building shielding the building from solar gain and using natural ventilation as much as possible. The building will harvest the rainwater and to use this 'grey water' for the toilet flushing within the building.

6 Monitoring

6.1 A multi disciplinary project team (including representatives from property, urban design, legal, highways, finance, investment & business) overseen by the Deputy Director of City Development and led by the Manager (Development Projects) has been established to co-ordinate, implement and facilitate all aspects of this major project and the relationship between the City and the inward investor.

7 Timescale and expected outcomes

7.1 The main board of the company are due consider approval of the significant investment in the new Coventry headquarters at their meeting at the end of September, with a formal announcement of their decision due at the beginning of October.

7.2 Assuming the support and approval of both Cabinet and their Board, a planning application is likely to be submitted before Christmas 2007 with the intention of obtaining a planning consent and to commence construction on site in early spring 2008.

- 7.3 The construction period for the building is approximately 22 months with the company starting to occupy their new offices in the Winter of 2009.
- 7.4 The new footbridge and public realm works around the site will be undertaken to coincide with the occupation of the new offices, subject to the risks mentioned above.

	Yes	No
Key Decision	√	
Scrutiny Consideration (if yes, which Scrutiny meeting and date)		√
Council Consideration (if yes, date of Council meeting)		√

List of background papers

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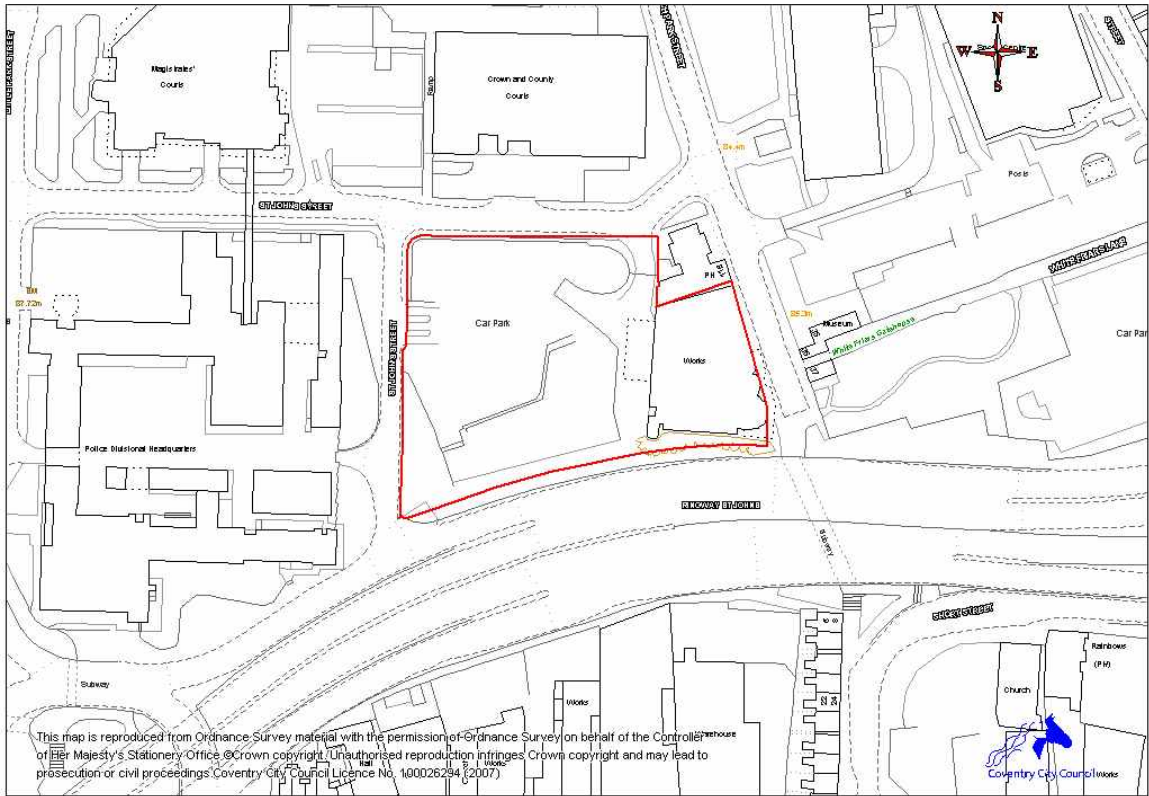
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Papers open to Public Inspection

Description of paper

Location

Appendix A



Much Park Street Car Park, Coventry.

1:1250