

To
Scrutiny Co-ordination Committee

17th March, 2010

Subject
Proposed new Salvation Army residential centre, Harnall Lane West – Call-ins

1 Purpose of the Note

- 1.1 To inform the Committee of the call-ins received on this issue and the reasons why the Chair of the Committee determined that they were inappropriate.

2 Recommendations

- 2.1 The Committee is asked to note the information shown in section 3 below.

3 Information/Background

- 3.1 The Cabinet Member (City Development) considered the attached report at his meeting on 18th February, 2010, when he decided to agree the following recommendations set out in section 2:-
- a) to authorise the Director of Finance and Legal Services to undertake the statutory process for the closure of the Harnall Lane West long-stay surface car park as the first stage in the proposed development of a new Salvation Army residential centre.
 - b) to note that any objections (including any petitions, including those already submitted) to the car park closure should be formally reported back to you, at a future meeting, for your further consideration.
- 3.2 Subsequently, the following two call-ins relating to his decision on recommendation a) were received:-

Call-in 1) – from Councillors Auluck, Bains and O'Boyle

"To better understand how and why this decision was taken before any objections and petitions have been heard. Further more we would like clarification on the accuracy of paragraph 5.2 of the report."

Call-in 2) – from Councillors Field, Nellist and Windsor

"To further examine (i) whether investigations were made before the decision, as to the degree of intense parking problems in the area which would be exacerbated by the closure (ii) whether the value of the land on the open market, as opposed to part of a land swap, would have exceeded the Cabinet Member's level of delegated authority."

- 3.3 In accordance with the Council's Constitution, the Committee Chair (Councillor Ridge) considered these call-ins against the criteria decided by the Committee and, having

received advice from the Assistant Director (Democratic Services) and the Council Solicitor, determined both of the call-ins to be inappropriate. The reasons for his decisions are shown in the following paragraph.

3.4 Call-in 1) – Reasons for decision

- a) officers determine at which meeting it would be appropriate for petitions to be presented and therefore this is not a call-in issue.
- b) a letter was forwarded to a number of councillors, including Councillor O'Boyle and Councillor Auluck, which gave the reasons as to why the petitions would not be heard at the 18th February, 2010 meeting.

Call-in 2) – Reasons for decision

- a) The issue of parking had already been addressed by Planning Committee at its 14th January, 2010 meeting. Within the Planning Committee report there is clear reference to the parking issues raised and reference was made to the availability of nearby car parking that could be used instead and there was also discussion on this during the meeting. The Committee concluded that there was capacity within the surrounding car parks to compensate for the loss of the existing car park facility.

Planning Committee decisions cannot be called in. In view of this it is not appropriate for an issue that has already been addressed by Planning to be called in, as the Planning Committee is the relevant regulatory body.

- c) The issue regarding land values is not an issue that is before the Cabinet Member to determine and does not form part of the report and, therefore, is unable to be called in.

- 3.5 The Members who submitted the call-ins have been informed of the Chair's decisions and the reasons for them.

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Coventry City Council

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Public report

Report to
Cabinet Member (City Development)

18 February 2010

Report of
Director of City Services and Development

Title
Proposed new Salvation Army residential centre, Harnall Lane West.
(Foleshill Ward)

1. Purpose of the Report:

- 1.1 Under central government's Places of Change Programme, the Salvation Army have secured funding to develop a new £9 million 80-bedspace residential and training centre in Coventry on the Council's Harnall Lane West car park site. Planning Committee approved this new scheme at its meeting on 14 January 2010. To enable this project to be progressed and delivered, your approval is now sought to commence the procedure for the closure of this public car park.

2. Recommendations

You are asked to:

- a) Authorise the Director of Finance and Legal Services to undertake the statutory process for the closure of the Harnall Lane West long stay surface car park as the first stage in the proposed development of a new Salvation Army residential centre.
- b) Note that any objections (including any petitions, including those already submitted) to the car park closure (see para. 6.1) should be formally reported back to you, at a future meeting, for your further consideration.

3. Information/Background:

- 3.1 The existing 99 bed Salvation Army hostel, built in the 1970's, is situated in Lincoln Street in close proximity to the Harnall Lane West car park. The present scheme is outdated, no longer fit for operational purposes especially under the Places of Change criteria and the

building has only a limited remaining life. It is neither feasible nor economic to attempt refurbishment.

- 3.2 The proposed new scheme will have 80 bedrooms together with new training and enterprise facilities. The new centre would offer intensive, more focussed training and support to equip residents with new skills and the capacity to access further education, regular employment and independent accommodation. A key aim is to radically reduce the average residencies (up to 4 years in some current cases) down to just 3-6 months.
- 3.3 The proposed new development was approved by Planning Committee on 14 January.
- 3.4 To meet the Homes and Communities Agency's tight timescale the Salvation Army must have a building contract in place and start on site during the first quarter of the next financial year.

4. Car park closure and replacement

- 4.1 The current Harnall Lane West Car Park (shown on the annexed plan) provides 65 long stay spaces. It was developed in 2006 as a temporary car park by the Primary Care Trust ('PCT').
- 4.2 Your officers are satisfied that there is sufficient planned replacement car parking in the area to address concerns about loss of car parking and therefore for this car park closure request to proceed.

5 Results of consultation undertaken

- 5.1 The Council's project team has established, and has been implementing, a local consultation strategy. So far this has included meetings and correspondence with directly affected parties.
- 5.2 Objections to, and petitions against, the statutory process for the car park closure cannot be considered formally at this stage, as the statutory process has not yet begun. Therefore any such parties should formally submit their objections following the adverts for the car park closure as referred in paragraph 6.1 if their concerns have not been addressed and agreed.
- 5.3 Consequently, the two petitions already (and separately) submitted by Councillor Taylor and Councillor Auluck, will be presented to your next meeting on this matter (as described in para. 6.1.3) for your consideration.

6 Other specific implications

	Implications (See below)	No Implications
Best Value		✓
Children and Young People		✓
Climate Change & Sustainable Development	✓	
Comparable Benchmark Data		✓
Corporate Parenting		✓
Coventry Sustainable Community Strategy		✓

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

6.1 Legal implications:

- 6.1.1 Harnall Lane West surface car park forms part of the Council's current off-street parking order namely, City of Coventry (Off-Street Parking Places) Order 2005 (as amended). In order to close the car park it is required that it be formally removed from the off-street order. The removal of the car park is to be completed by formal variation pursuant to Sections 32 to 35 of the Road Traffic Regulation Act 1984 (as amended).
- 6.1.2 Initially, the Director of Finance and Legal Services will be instructed to advertise a Notice of Proposals that will set out the Council's intention to close the car park and to invite persons to object should they wish to do so. Any objection must be made no later than 21 days from the date the Notice of Proposals is advertised.
- 6.1.3 Should any objection(s) be received and the objector(s) not willing to withdraw them, the remaining objection(s) will be referred back to you for your consideration and a decision as to whether the car park closure is to proceed. Where no objection(s) are received, then the Director of Finance and Legal Services will be instructed by the Director of City Services and Development to advertise a Notice of Making and close the car park with effect from the date contained therein.

6.2 Financial Implications

There will also be an annual car park income loss of up to £10,000. However, some of the car park usage will be displaced to other nearby council car parks to reduce this impact. The resulting loss will be managed within the car park income account.

6.3 Property Implications:

6.3.1 Subject to car park closure the terms of the property transactions with the Salvation Army can be dealt with separately by the Director of City Services and Development, via his delegated property disposal powers in accordance with the Council's constitution. The deal has been valued on an 'open market' commercial land value basis, and has been externally validated by The District Valuer.

6.4 Voluntary Sector (and dealing with homelessness)

The development of this new Salvation Army Hostel facility is consistent with the Council's strategic priorities. The provision of a new homelessness and support facility for vulnerable and socially excluded people, to replace the current outdated Salvation Army hostel, is a key priority under the Council's Housing, Homelessness and Supporting People Strategies to reduce / prevent rough sleeping and homelessness. The emphasis of the Programme is to move away from large hostels to smaller schemes that can deliver the support and training / enterprise objectives envisaged under the Places of Change Programme more effectively.

6.5 Equal Opportunities

The new centre would assist in reducing social inequalities by providing accommodation, support, training, and enterprise facilities and access to adult education services to the (single) homeless to enable them to move towards eventual independent living and employment.

6.6 Climate Change and Sustainable Development:

The new development is being designed to the 'BREEAM Excellent' sustainable building standards.

6.7 Implications for partner organisations:

This scheme will provide substantially improved facilities provided by the Salvation Army, who are the project's developer. CV One Ltd. currently manages the Harnall Lane West car park for the Council, and has been fully consulted on this proposal throughout.

7 Monitoring and risk management

7.1 There is a formal Steering Group co-ordinated by the Council's Housing Policy Services Division. The property deal is being managed via a project team in the Development Services Division of City Services & Development Directorate. The Salvation Army would manage the delivery of their new development once the site had been transferred to them for this specific purpose.

7.2 One of the key risks relates to funding conditions imposed by the HCA. Time is of the essence whereby the works for the new development need to have been commenced in the first quarter of 2010/11. If they do not then the scheme's funding is at risk of being withdrawn. The project is currently on programme in this respect.

8 Timescale and expected outcomes

8.1 Target Dates

- 21 days to advertise car park closure; plus discussions with any objectors.
- Potential report back to Cabinet Member – Mid April 2010

- Completion of unconditional land deal contracts – Mid April 2010.

8.2 If this process is completed and the car park closed, the Salvation Army have programmed commencing site works in June 2010, with an opening of the new centre in October 2011.

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

List of background papers

Proper officer: Director of City Services and Development

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Papers open to Public Inspection

Description of paper

Planning Application No. 51249/A

Location

Council's Planning Office & Web-site

(I/Project Champions/Swanswell/Salvation Army/Cabinet member report 2010/final)

Plan Showing Harnall Lane West Car Park, Coventry.

SCALE 1:1250 at A4

