



Coventry City Council

Cabinet Member (Business, Enterprise and Employment)

Time and Date

10.00 am on Monday, 1 December, 2014

Place

Committee Room 2

Public Business

1. **Apologies**

2. **Declaration of Interests**

3. **Minutes**

- (a) To agree the minutes of the Cabinet Member for Business, Enterprise and Employment meeting held on 20 October, 2014 (Pages 5 - 14)
- (b) To note the Minutes of the Joint Meeting of the Cabinet Members for Business, Enterprise and Employment and for Policing and Equalities held on 3 November, 2014 (Pages 15 - 16)
- (c) Matters Arising

4. **Exclusion of the Press and Public**

To consider whether to exclude the press and public for the items of private business for the reasons shown in the reports.

5. **Delivering the Jobs and Growth Strategy - Half Year Progress (April 2014 - September 2014)** (Pages 17 - 46)

Report of the Executive Director of Place

6. **Livingstone Road - Authority to Negotiate** (Pages 47 - 52)

Report of the Executive Director of Place

7. **Freehold Disposal: The Curriers Enterprises Unit, 2 Curriers Close, Canley** (Pages 53 - 60)

Report of the Executive Director of Place

8. **Leasehold Disposal: Land off Primrose Hill Street/Bath Street** (Pages 61 - 68)

Report of the Executive Director of Place

9. **Land and Premises at Shultern Lane, Cannon Park** (Pages 69 - 76)

Report of the Executive Director of Place

10. **Outstanding Issues**

There are no outstanding issues

11. **Any other items of public business which the Cabinet Member decides to take as matters of urgency because of the special circumstances involved.**

Private Business

12. **Freehold Disposal: The Curriers Enterprises Unit, 2 Curriers Close, Canley** (Pages 77 - 84)

Report of the Executive Director of Place

13. **Leasehold Disposal: Land Off Primrose Hill Street/Bath Street** (Pages 85 - 92)

Report of the Executive Director of Place

14. **Land and Premises at Shultern Lane, Cannon Park** (Pages 93 - 100)

Report of the Executive Director of Place

15. **Any other items of private business which the Cabinet member decides to take as matters of urgency because of the special circumstances involved**

Chris West, Executive Director of Resources, Council House Coventry

Friday, 21 November 2014

Note: The person to contact about the agenda and documents for this meeting is Suzanne Bennett (Tel. 024 7683 3072).

Membership: Councillor Maton, Cabinet Member for Business, Enterprise and Employment, Councillor McNicholas, Deputy Cabinet Member for Business, Enterprise and Employment

By Invitation: Councillor Birdi, Shadow Cabinet Member for Business, Enterprise and Employment

Please note: a hearing loop is available in the committee rooms

If you require a British Sign Language interpreter for this meeting OR if you would like this information in another format or language please contact us.

Suzanne Bennett, Telephone: (024) 7683 3072
e-mail: Suzanne.bennett@coventry.gov.uk

This page is intentionally left blank

Public Document Pack Agenda Item 3a

Coventry City Council

Minutes of the Meeting of Cabinet Member (Business, Enterprise and Employment) held at 10.00 am on Monday, 20 October 2014

Present:

Members: Councillor K Maton (Cabinet Member)
Councillor J Birdi (Shadow Cabinet Member)

Other Members: Councillor Skinner

Employees:

N Clews, Place Directorate
D Cockroft, Place Directorate
J Kyffin-Hughes, Place Directorate
R Moon, Place Directorate
J Newton, Place Directorate
C Sinclair, Resources Directorate
J Sprayson, Resources Directorate

Apologies: Councillor J McNicholas

Public Business

21. Declaration of Interests

There were no declarations of interest.

22. Minutes

The minutes of the meetings held on 1st and 11th September were signed as a true record. There were no matters arising.

23. Exclusion of the Press and Public

RESOLVED that approval be given to exclude the press and public under Section 100(A)(4) of the Local Government Act 1972 for consideration of the private reports listed below on the grounds that that items involve the likely disclosure of exempt information, as defined in Paragraphs 3 and 4 of Schedule 12A of the Act, as it contains:

- **information relating to the financial or business affairs of any particular person (including the authority holding that information)**
- **Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.**

And that in all circumstances of the cases, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Minute 32 – Freehold Disposal of Land at Kele Road, Canley and Whitworth Avenue, Stoke Aldermoor

Minute 33 – Freehold Disposal of Land at Torrington Avenue

Minute 34 – Canley Sports and Social Club – Freehold Disposal

Minutes 35 – Land and Premises at Hertford Place, Coventry

24. Revision of the Council's Carbon Management Plan

The Cabinet Member considered a report of the Executive Director, Place which provided an update on achievement against Carbon Management Plan targets.

In September 2009 a Carbon Management Plan (CMP) for the City Council was approved by the then Cabinet Member for (Climate Change, Housing and Sustainability). The plan set an aspirational target of reducing the City Council's carbon dioxide emissions (CO₂) by 30% over five years.

The report detailed achievement against this target and presented a revised CMP which reflected changing priorities and set new performance targets to be achieved by 2020. It also requested approval of a revised Energy, Water and Carbon Management Policy.

The City Council had had significant success in reducing CO₂ emissions over the last five years and had achieved a 21% reduction despite significant challenges such as the uncertainty around the long term use of City Council office accommodation prior to the planned move to Friargate and the Government's cancellation of the Building Schools for the Future programme.

The reasons for reducing the carbon footprint of the City Council were even more pressing than when the CMP was first produced. To address this increasing priority a revised CMP and Energy, Water and Carbon Management Policy had been prepared. The CMP had been revised to take into account changing circumstances and set out the agenda and CO₂ emission targets for the next six years reflecting the national reduction targets.

The Cabinet Member also considered a briefing note from the Business, Enterprise and Economy Scrutiny Board arising from their meeting on 8th October 2014. The Board had raised concerns that the Government had excluded schools from the Carbon Reduction Commitment – a view endorsed by the Cabinet Member who expressed a commitment to continue to work with schools in order to reduce energy consumption.

In considering the report, the Cabinet Member referred to the importance of investment in transport emissions and also the need to be able to measure the impact of initiatives taken to reduce emissions (eg the replacement of street lighting and use of low energy lighting etc) as such information would provide information that would inform future job creation and employment.

RESOLVED that the Cabinet Member (Business, Enterprise and Employment:

- (a) Approves the revised Carbon Management Plan**
- (b) Approves the Energy, Water and Carbon Management Policy**
- (c) Endorses the concerns of the Business, Economy and Enterprise Scrutiny Board 3 regarding the Government's removal of the requirement to report on schools emissions under the Carbon Reduction Commitment Scheme and to work with the Cabinet Member (Education) in respect of continuing to work with schools to reduce energy consumption.**
- (d) Works with local universities and the Local Enterprise Partnership to maximise opportunities for employment and business growth in activities associated with this sector.**

25. Birmingham Development Plan 2031

The Cabinet Member considered a report of the Executive Director, Place requesting endorsement of the Birmingham Development Plan 2031.

The Council had a Duty to Co-operate, which was enshrined in law (Section 33A of the Planning and Compulsory Purchase Act 2004), and this duty should be discharged by a planning authority that submits a local plan to Examination in Public. In this case, Birmingham City Council had submitted its plan, and in connection with demonstrating that it has discharged the Duty it agreed a position statement (Appendix 1 of the report) with officers of the Coventry City Council.

The Cabinet Member was requested to formally endorse that statement, in order that it carry appropriate weight, in particular in connection with the Examination in Public Hearing session to be held on 30th October specifically concerning the Duty to Co-operate (to which Coventry City Council has been asked to attend). In addition, the Cabinet Member was asked to endorse the letter that was sent to the Birmingham Plan (Appendix 2.of the report)

RESOLVED that the Cabinet Member (Business, Enterprise and Employment:

(a) Endorses the statement, as set out at Appendix 1 of the report.

(b) Endorse the officer letter that was sent to the Birmingham Plan, as set out at Appendix 2 of the report.

26. Freehold Disposal of Land at Kele Road, Canley and Whitworth Avenue, Stoke Aldermoor

The Cabinet Member considered a report of the Executive Director, Place in respect of the disposal of two sites at Kele Road and Whitworth Avenue, Coventry.

Within the Cabinet report dated 7th January 2014 regarding the Whitefriars Housing Group there was a proposal to release two Council-owned small housing sites in Kele Road, Canley & Whitworth Avenue, Stoke Aldermoor to Whitefriars, for the construction of 18 new build houses for rent.

Officers have a therefore agreed a value with Whitefriars Housing Group for the disposal of the two sites at Kele Road & Whitworth Avenue. This valuation has been approved by the Valuation Office and the Councils Valuation Panel as representing best value which satisfies the Councils requirements set out under Section 123 of the Local Government Act 1972.

A corresponding private report detailing the commercially confidential aspects of the proposals was also submitted to this meeting for consideration.

RESOLVED that the Cabinet Member (Business, Enterprise and Employment:

- (1) Authorises the freehold disposal of the two sites at Kele Road, Canley & Whitworth Avenue, Stoke Aldermoor to Whitefriars Housing Group.**
- (2) Delegates authority to the Assistant Director for City Centre and Development Services following consultation with Cabinet Member (Business, Enterprise & Employment) for any subsequent variation in terms.**
- (3) Delegates authority to the Executive Director, Resources and in particular officers within Legal Services to complete the necessary legal documentation in this matter.**

27. Freehold Disposal of Land at Torrington Avenue

The Cabinet Member considered a report of the Executive Director, Place, in respect of disposal of land at Torrington Avenue.

The former Torrington Centre was demolished in 2008 and was at present a cleared site. The site was previously identified by the People Directorate as being suitable to accommodate a residential development for accommodation for people with learning disabilities and the elderly. Despite working with developers and care operators to make a scheme viable, it was unachievable.

Midland Heart Housing Association and their construction partner Gumpp & Maier, who specialise in the development of Passivhaus homes (zero carbon eco homes) approached the Council about the possibility of developing a trial site in Coventry purely for Passivhaus homes. Gumpp & Maier believe that a Passivhaus style of construction can be delivered at a similar cost to conventional building methods and deliver environmental benefits. If the trial is successful, the intention is to open up a manufacturing facility in /around Coventry possibly creating up to 50 jobs.

The former Torrington Centre located on Torrington Avenue has been selected as the preferred site by Midland Heart Housing Association. Subject to Cabinet Member approval, Midland Heart Housing Association intend to submit a planning application for 36 units comprising of 18x1bed apartments, 11 x 2-bed, 5 x 3-bed and 4 x 2-bed dwellings with all the units allocated for social rent.

A value has been agreed with Midland Heart Housing Association for the disposal of the site and this has been approved by the Valuation Office and by the Council's Valuation Panel as representing best value in accordance with the Council's requirements set out under Section 123 of the Local Government Act 1972.

A corresponding private report detailing the commercially confidential aspects of the proposals was also submitted to this meeting for consideration.

RESOLVED that the Cabinet Member (Business, Enterprise and Employment):

- (1) Authorise the freehold disposal of the land to Midland Heart Housing Association.**
- (2) Delegate authority to the Assistant Director for City Centre and Development Services following consultation with Cabinet Member (Business, Enterprise & Employment), for any subsequent variation in terms.**
- (3) Delegate authority to the Executive Director, Resources and in particular officers within Legal Services to complete the necessary legal documentation in this matter.**

28. Canley Sports and Social Club - Freehold Disposal

The Cabinet Member considered a report of the Executive Director, Place, in respect of freehold disposal of Canley Sports and Social Club.

Canley Sports and Social Club was held on a long lease from the Council dated 7th December 1950 for a term of 99 years from 24th June 1949 and has 34 years unexpired ("the Lease").

The lessee went into administration and most of the buildings have been seriously damaged by fire. The administrator demolished those parts of the building that were considered to be dangerous and erected a fence around the remaining buildings to make the site as secure as possible.

The business and more latterly the Lease, were extensively marketed by the administrator and the property was to be auctioned in mid-September, at a guide price of £20,000-£30,000. The Council was able to secure the withdrawal of the property from the auction and agree a surrender of the lease from the administrator. This enables the Council to demolish the derelict buildings, with the cost to be met from the future capital receipt and ensure that development takes place by marketing and selling the site now.

A corresponding private report detailing the commercially confidential aspects of the proposals was also submitted to this meeting for consideration.

RESOLVED that the Cabinet Member (Business, Enterprise and Employment)

- (1) Approves the demolition of buildings and submission of a planning application for suitable redevelopment, prior to the marketing and freehold disposal of the Canley Sports and Social Club site, at the Council's cost which is detailed in the private report.**
- (2) Delegates authority to the Executive Director, Place and the Executive Director, Resources (Legal Services) to conclude the freehold disposal of the site, on terms that represent best consideration, in accordance with Section 123 Local Government Act 1972.**

29. Land and Premises at Hertford Place, Coventry

The Cabinet Member considered a report of the Executive Director, Place, in respect of land and premises at Hertford Place, Coventry.

The Council was the freeholder of the Henry Fry Centre, Hertford Place, Coventry ("the Centre"). The Council granted a 99 year ground lease in 1967 ("the Head lease") to the Trustees of Coventry and Warwickshire Association for the Deaf ("CWAD") who in turn granted the Council an under lease in 1976 of the whole of the building for the remainder of the 99 year term ("the Under lease"). These leases expire in fifty one years.

CWAD has continued to occupy the Centre since the under lease was granted. The Council previously provided social services direct from the Centre but withdrew services some time ago. Under the terms of the Under lease the Council is restricted in its use of the premises to that of a club for the deaf or for the delivery of social services.

Terms have been agreed whereby both the Head lease and the Under lease are surrendered by operation of law and a new 99 year lease is granted by the Council to CWAD with CWAD taking on full responsibility for the Centre. The 99 year lease will restrict use in the first instance to a non- residential institutional use.

As consideration for the Council passing on future liabilities to CWAD, the Council to make a one-off payment to CWAD. Thereafter the Council will no longer have any financial commitment in connection with the Centre under the terms of the Under lease. This proposal also has the benefit of allowing CWAD to continue using the Centre as a social and support facility for the deaf community in Coventry and Warwickshire, a role they are keen to continue.

A corresponding private report detailing the commercially confidential aspects of the proposals was also submitted to this meeting for consideration.

RESOLVED that the Cabinet Member (Business, Enterprise and Employment):

- (1) Approve the one-off payment to CWAD, as detailed in the private report, subject to the surrender of both the Head lease and under lease and the grant of a new 99 year lease to CWAD.**

- (2) Delegate authority to Executive Director Resources (Legal Services) to effect the surrender of the Head lease and Under lease complete the new 99 year lease and make the agreed one-off payment to CWAD as detailed in the private report.**

30. Outstanding Issues

There were no outstanding issues.

31. Any other items of public business which the Cabinet Member decides to take as matters of urgency because of the special circumstances involved.

There were no other items of public business.

PRIVATE BUSINESS

32. Freehold Disposal of Land at Kele Road, Canley and Whitworth Avenue, Stoke Aldermoor

Further to Minute 26 above, the Cabinet Member considered a report of the Executive Director, Place, detailing the commercially confidential elements of the proposals in respect of the freehold disposal of Land at Kele Road, Canley and Whitworth Avenue, Stoke Aldermoor.

RESOLVED that the Cabinet Member (Business, Enterprise and Employment:

- (1) Authorise the freehold disposal of the two sites at Kele Road, Canley & Whitworth Avenue, Stoke Aldermoor to Whitefriars Housing Group as detailed in the report.**
- (2) Delegate authority to the Assistant Director for City Centre and Development Services following consultation with Cabinet Member (Business, Enterprise & Employment) for any subsequent variation in terms.**
- (3) Delegate authority to the Executive Director, Resources and in particular officers within Legal Services to complete the necessary legal documentation in this matter.**

33. Freehold Disposal of Land at Torrington Avenue

Further to Minute 27 above, the Cabinet Member considered a report of the Executive Director, Place, detailing the commercially confidential elements of the proposals in respect of the freehold disposal of land at Torrington Avenue.

RESOLVED that the Cabinet Member (Business, Enterprise and Employment:

- (1) Authorise the freehold disposal of the land to Midland Heart Housing Association as detailed in the report.**

- (2) Delegate authority to the Assistant Director for City Centre and Development Services following consultation with Cabinet Member (Business, Enterprise & Employment), for any subsequent variation in terms.
- (3) Delegate authority to the Executive Director, Resources and in particular officers within Legal Services to complete the necessary legal documentation in this matter.

34. Canley Sports and Social Club - Freehold Disposal

Further to Minute 28 above, the Cabinet Member considered a report of the Executive Director, Place, detailing the commercially confidential elements of the proposals in respect of the freehold disposal of Canley Sports and Social Club.

RESOLVED that the Cabinet Member (Business, Enterprise and Employment)

- (1) Approve the demolition of buildings and submission of a planning application for suitable redevelopment, prior to the marketing and freehold disposal of the Canley Sports and Social Club site, at the Council's cost which was detailed in the report.
- (2) Delegate authority to the Executive Director, Place and the Executive Director, Resources (Legal Services) to conclude the freehold disposal of the site, on terms that represent best consideration, in accordance with Section 123 Local Government Act 1972.

35. Land and Premises at Hertford Place, Coventry

Further to Minute 29 above, the Cabinet Member considered a report of the Executive Director, Place, detailing the commercially confidential elements of the proposals in respect of the freehold disposal of Canley Sports and Social Club.

RESOLVED that the Cabinet Member (Business, Enterprise and Employment):

- (1) Approve the one-off payment to CWAD, as detailed in the report, subject to the surrender of both the Head lease and under lease and the grant of a new 99 year lease to CWAD.
- (2) Delegate authority to Executive Director Resources (Legal Services) to effect the surrender of the Head lease and Under lease complete the new 99 year lease and make the agreed one-off payment to CWAD as detailed in the report.

36. Any Other Business

There were no other items of urgent private business.

(Meeting closed at 11.00 am)

This page is intentionally left blank

Coventry City Council
Minutes of the Meeting of Joint Cabinet Member (Business, Enterprise and Employment) and (Policing and Equalities) held at 3.00 pm on Monday, 3 November 2014

Present:

Members: Councillor P Townshend (Chair)
Councillor A Andrews (Shadow Cabinet Member)
Councillor J Birdi (Shadow Cabinet Member)
Councillor Maton

By invitation: Councillor J Clifford (Holbrook Ward Councillor)
Councillor A Lucas (Holbrook Ward Councillor)

Employees (by Directorate):
C Hickin, People Directorate
U Patel, Resources Directorate

Apologies: Councillor C Fletcher, R Lancaster and J McNicholas

Public Business

9. Appointment of Chair

RESOLVED that Councillor Townshend be appointed as Chair for this meeting.

10. Declarations of Interest

There were no declarations of interest.

11. Minutes

The minutes of the Joint Cabinet Member meeting held on 4th September, 2014 were signed as a true record. There were no matters arising.

12. Update report in response to a petition regarding the condition of an empty home in Holbrooks

The Cabinet Members (Policing and Equalities) and (Business, Enterprise and Employment) considered a report of the Executive Director, People which provided an update on actions taken since the Joint Cabinet Member meeting held on 28th May 2014 in response to a petition received on 21st June 2013. The petition was signed by 49 individuals in the Holbrook area and requested the Council to take action against the owner of an empty property that had become overgrown and damaged by fire.

The report detailed the measures taken to address this problem, by using Council powers to force the sale of the property in order to recover monies owed and measures taken since that date with the new owner of the property.

RESOLVED that the Cabinet Members (Policing and Equalities) and (Business, Enterprise and Employment) jointly:

- 1. Instruct officers to seek approval from Planning Committee at the earliest date for the service of a Section 215 Notice and take all and other appropriate enforcement action to secure the property and bring it back into use at the earliest opportunity.**
 - 2. Request officers to submit a further progress report to a joint Cabinet Members meeting on or before 31st December 2014.**
- 13. Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved**

There were no other items of urgent business.

(Meeting closed at 3.20 pm)



Public report
Cabinet Member

Cabinet Member for Business, Enterprise and Employment

1 December 2014

Name of Cabinet Member:

Cabinet Member for Business, Enterprise and Employment - Councillor Maton

Director Approving Submission of the report:

Executive Director, of Place

Ward(s) affected:

City-wide

Title:

Delivering the Jobs and Growth Strategy - Half Year Progress (April 2014- September 2014)

Is this a key decision?

No - Although the matter within the report can affect all wards in the City it is not anticipated that the impact will be significant and it is therefore not deemed to be a key decision

Executive Summary:

The Jobs and Growth Strategy for Coventry was endorsed by the Council in May 2014. The Strategy supports the vision and priorities of the Council's Plan – Coventry Open for Business: Globally connected and locally committed. It articulates how the council will use its resources to make Coventry a city open for business and growth, providing jobs and prosperity for local people

The Jobs and Growth Strategy is in its first year of delivery. This report summarises the progress made to deliver the strategy in the past six months from April 1st 2014 to September 30th 2014. The news is very positive, with many performance measures on track to meet or exceed the readjusted higher targets set for the year.

Key achievements include:

The Council's services have directly contributed to creating 1206 new job opportunities within Coventry against a target of 1270 set for the year.

Over £48.9 million pounds of business investment has also been secured for the benefit of the city. The Council's services have already supported 292 businesses to grow and develop.

The number of people engaging with the Council's Employment Team is far exceeding targets set. In the past 6 months 4618 people have accessed employment support. 1011 people who have engaged with the services provided have progressed into work. This is a significant achievement. The majority of these individuals are engaging through the Council's city centre Job Shop located in Bull Yard.

Recommendations:

The Cabinet Member for Business, Enterprise and Employment is recommended to:

- (1) Consider and endorse the progress made by the Jobs Strategy for Coventry between April-September 2014.

List of Appendices included:

Appendix 1: A Jobs and Growth Strategy for Coventry including Action Plan (April - Sept 14)

Other useful background papers:

N/A

Has it been or will it be considered by Scrutiny?

Yes – SB3 – 17 December 2014

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title: Delivering the Jobs and Growth Strategy (April - September 2014) Half Year Progress

1. Context (or background)

- 1.1 This three year strategy builds on the significant outcomes achieved from the previous strategy and sets out how the Council is “open for business” and how it will drive growth and investment in the local economy that can be shared by all of its citizens.
- 1.2 The key objectives of the strategy remain unchanged from the first strategy: securing jobs through investment; helping people get jobs; and helping improve the skills levels of residents. The focus on supporting young people who are not in education, employment or training (NEETs) remains as well.
- 1.3 The Jobs and Growth Strategy for Coventry was endorsed in May 2014, The Jobs and Growth Strategy is the second 3-year strategy the Council has published. When the first strategy was endorsed in March 2011, covering the period 2011-2014, the impact of the 2009 recession was being felt across the City. Unemployment was high, businesses were struggling and jobs were being lost. It wasn't until 2013, during the final year of the first strategy, that signs of growth in the local economy were seen and economic conditions began to improve.

Long-term trends in the Coventry labour market show a pattern of falling levels of unemployment and an increasing number of jobs in the city. Despite this, levels of employment amongst Coventry residents have stayed static suggesting that residents are moving from unemployment to economic inactivity and newly created jobs are being taken by non-residents (creating more commuters). In contrast, national figures show falling levels of unemployment and increasing levels of employment.

After some positive signs of recovery in 2013, short-term labour market trends (first half of 2014) are worryingly negative, with resident employment levels and the number of jobs in the city both falling.

The overall employment situation is still challenging, particularly for those who have been out of work for some time and groups such as young people who continue to find it difficult to gain sustainable employment, given the competitive nature of the labour market.

Coventry	Number	Short-term trend (6 months)	Long-term trend
Residents in employment	134,100	Falling	Static
Jobs in the city	165,300	Falling	Increasing
Residents unemployed	12,000	Falling	Falling
JSA claimants*	5,953	Substantially falling	Substantially falling
Key out-of-work benefits	26,160	Falling	Falling

*Note: Evidence suggests that substantial falls in JSA claimant numbers are a reflection of Welfare Reforms rather than a healthy labour market.

- 1.4 The Council plays both a strategic and delivery role in all of the key objectives. Its strategic role is particularly important. In this role the Council actively supports the Coventry and Warwickshire Local Enterprise Partnership (LEP). The Council has been instrumental in assisting the LEP in developing both the Strategic Economic Plan and the European Investment Strategy.
- 1.5 The Council is delivering the Jobs and Growth Strategy, primarily led through the work of the Place Directorate and the City Centre and Development Division. Services include Economy and Jobs. Other areas of the Council also contribute to delivering the aspirations of the Strategy. For example, Workforce Development in Resources Directorate, Adult Education and Education and the Education and Inclusion Service in the People Directorate.
- 1.6 The Council is driving the strategy's progress through the excellent partnership working that already exists, whilst forging new partner relationships where opportunities emerge. Key partners include CSWP, Investors, Jobcentre Plus, The Chamber of Commerce, Warwickshire County Council, Universities, FE Colleges, Third Sector Agencies, Training providers, Coventry Partnership and the Coventry & Warwickshire Local Enterprise Partnership,

2. Options considered and recommended proposal

- 2.1 If the Council chose not to implement its Jobs and Growth Strategy a steeper decline in the economic wellbeing of the city and its residents would be likely. Also, by not acting proactively to seize investment opportunities, these would be lost to other areas, and Coventry would lose out on the positive benefits of job creation. The strategy plays a key role in reducing inequalities across Coventry, actively linking job creation to local residents looking for work. .
- 2.2 Appendix 1 contains details of the progress made against the specific actions which will deliver the Jobs and Growth Strategy.

The table below shows performance for April – Sept 14, compared to the target for the year. Targets have been set at a similar or higher level compared to previous years.

	Actual	Target
People	Apr - Sep 2014	2014-15
a)Customers Assisted	18000	32000
b) People engaged/ registered	4618	5000
c) People into work	1011	1200
d) NEETS into work, education or training	169	250
Investors and business sectors		
d) Investment into the city (£million)	£48.9m	£75m
e) Jobs created in the city and across the sub-region	1206	1270
f) Businesses and enquiries assisted	292	430

- 2.3 Over £48.9million pounds of business investment has also been secured for the benefit city. These services have already supported 292 businesses to grow and develop during 2014. A broader service footprint, a growing economy and input from colleagues seconded to the Growth Hub has resulted in an output rich half year with over 60% of annual key investment targets met. The team has assisted 292 local businesses and is well placed to surpass the target of 430. These 292 businesses have invested nearly £50m in expansion projects and created 1206 new quality jobs. At the same time the team has been leading on crucial broadband wifi and 4g projects to ensure the city has the very best 4th utility and the infrastructure necessary to attract investment. This work dovetails with a new approach to international trade and investment directly supported by the leadership and by the Lord Mayor.
- 2.4 Our Skills 4 Growth project that supports SMEs in the advanced manufacturing and engineering sector has seen some fantastic success in the graduate strand. We have successfully placed 17 graduates into new opportunities with local companies against a target of 12. Of the 17 graduates employed 8 (47%) were new graduates, and 6 (35%) were unemployed or were undertaking casual work thereby underutilising their skills level and qualifications.



- 2.5 Over 4600 workless, unemployed and vulnerable adults and young people have engaged with the Council's Employment Services over the past 6 months, well on the way to exceeding the target of 5000 set for the year. Our primary engagement route is through the city centre Job Shop. The shop continues to experience high demand for its employment services and has helped 1011 people into employment in the past 6 months out of a yearly target of 1200, this is already a significant achievement. The Employment Team is over-achieving on targets and is beginning to see the benefit from new services created such as the Employer Hub. The Hub has actively worked to promote over 350 job opportunities to the customers of the Job Shop.



- 2.6 The Council is committed to supporting young people into employment, particularly those who fall into the NEETS category (young people not in education, employment or training). Work to tackle youth unemployment, has resulted in 689 young people accessing careers advice, training on CV writing, IT skills and employability skills. 169 NEETS have been supported into a positive destination as a result, which includes work, apprenticeships, further education and self-employment. Over 60 young people will be supported into a paid-placement this year with a range of businesses across the city. For those who've completed their placement at least 84% of them are sustaining employment with either their placement employer or another business. Further opportunities are being jointly considered by officers and partners to see what more can be done to reduce the number of NEETS in the City.
- 2.7 Some of Coventry's most vulnerable families have been engaged and in the last six months 401 of them supported to tackle complex social issues as part of the Support for Families programme. 134 individuals from these families have been helped by one of our Employment Advisors to find work. One way of achieving has been by offering a Job Interview Guarantee Scheme (JIG) in which young people receive a 10-week intensive programme of support and a guaranteed interview with a business.
- 2.8 Coventry has also become a national Centre of Excellence through its TESS service providing individual placement and support to residents with severe and enduring mental ill-health. Young disabled people can now access an easier route to work through the 'Employment Pathway' established across Coventry. Through this pathway we are increasing the number of people with learning disability, physical or sensory impairments, severe mental ill-health and autism, getting and keeping paid employment. Over the past 6 months 15 people have been supported into or enabled to sustain work. This work with disabled people has also been recognised nationally. The work of the TESS team has a corporate impact by directly contributing to outcomes in the annual City Council's Joint Health & Social Care Health Self-Assessment and the Adult Social Care Outcomes Framework. The saving to the exchequer and to local services of supporting this client group into sustained employment is significant.
- 2.9 The Council's Construction Shared Apprenticeship Scheme was voted Apprenticeship Scheme of the year by National Federation of Builders. It was a shortlisted Finalist in the LGC awards and one of the apprentices has been shortlisted for Young Builder of the Year award. The scheme has taken on 34 young people so far and is on schedule to achieve its target of 60 before the end of March 2017. A total of 16 apprentices have achieved their apprenticeship framework, the majority of which have gone on to employment, self-employment or further learning.



2.10 The “Think Local” work that supports the Council’s commitment to Social Value won the Federation of Small Business “small business friendly” award for the work that we have been doing particularly with Costain. We have supported Costain to hold a “meet the buyer” event where a total of 26 companies attended and registered with Costain to be considered for the opportunities that were arising from the Friargate Bridge project as well as the Whitley Junction project. In total 50% of the companies that attended the event are either now on Costain’s approved supplier list, working with them already or will be invited to tender for other works which we feel is a real positive success.

2.11 Over the next six months services delivering the Jobs and Growth Strategy will focus on the following strategic actions:

- Managing the impact on services of ER/VR and the fall-out of reserves – see paragraph 5.1 below.
- Income Generation - Maximising the opportunity to secure funding for services through new contracts and grants. The main opportunity to be pursued is the new round of European Funding which is due to come on stream late 2015.
- Cross Directorate Working within the Council - In order to make effective use of limited resources, opportunities for joined up working with other Directorates will continue. Work is on-going with the People Directorate to link education and employment closer to ensure young people leaving education are given information on the range of options available to them including employment. For example the Employment Team and Education and Inclusion Team ensure that secondary schools are aware of the services of the Job Shop and any careers focused events suitable for year 11 pupils.
- Maximising the benefit of the Social Value Act for local people and businesses. Extensive work on community clauses to ensure that as a Local Authority we are maximising the economic impact our commissioning and procurement processes have. An example of this is making schools aware of employers who have won council contracts and who have agreed to host school visits as part of their contractual obligations through a skills and employment plan.

- Partnership Working - Work will continue to identify opportunities to influence and shape the work of the Coventry and Warwickshire Local Enterprise Partnership (LEP), officers are playing key roles in delivering LEP priorities and developing the new European Funding Strategy.

3. Results of consultation undertaken

- 3.1 A key element of delivering the strategy is to engage and consult with stakeholders and partners, and secure joint commitment with partners in its delivery. This happened through the range of strategic partnerships we Chair or are part of.

4. Timetable for implementing this decision

- 4.1 The *Jobs and Growth Strategy for Coventry* is a three year strategy from April 2014 to March 2014. Progress against the strategy is reported at half year intervals.

5. Comments from Executive Director of Resources

5.1 Financial implications

There are no direct financial implications from the recommendations in this report.

The *Jobs and Growth Strategy for Coventry 2014 -17* is funded from a number of sources amounting to approximately £28.9 million for the 3-year period. This includes core revenue funding from the Council for the Economy and Jobs Service, currently £1.2m per annum (plus £500k for 2014/15 only income reserves), Capital Programme funding of £23m and anticipated/achieved grant and contract income for the delivery of projects estimated at £1.8m.

However, funding available to the service will fall significantly in 2015/16. This is as a result of both the fall-out of the one-off resources, which will end during 2015/16 and the reduction in core funding from 2015/16 as a direct impact of the recent ER/VR round. Core funding will reduce from £1.2m to £990k. This will result in reduced capacity to provide some services. We will work with members to decide which services need to be scaled back or closed.

The Jobs and Growth Strategy has always required the service to raise new income to support some of the costs of service provision, external funding is even more crucial given the financial situation the Council and the service finds itself in. Core revenue funding is critical in enabling external funding to be secured, as match funding is nearly always required when funds are being bid for competitively.

5.2 Legal implications

The pursuit of economic well-being is strongly aligned with the core functions of local authorities, with the mandate for local authorities to promote economic well-being provided by the Local Government Act 2000. Section 4 of the Act requires local authorities to join with other bodies to establish a sustainable community strategy for promoting or improving the economic, social and environmental well-being of their area. The power in the 2000 Act for local authorities to take any steps they consider likely to promote or improve the economic, social or environmental well-being of their area and its residents (the "well-being power") has now been repealed and replaced by the new general power of competence for local authorities in the Localism Act 2011.

6. Other implications

Any other specific implications

6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?

The *Jobs and Growth Strategy for Coventry* is integral to the delivery of Coventry City Council's priorities within its Council Plan, **Coventry Open for Business : Globally Connected and Locally Committed**. It supports the delivery of the Council's Social Value Policy (2014) by applying community clauses to contracts to ensure local companies and local people benefit from the work the Council procures.

The strategy strongly aligns to delivering the priorities of the Coventry and Warwickshire Local Enterprise Partnership Strategic Economic Plan and European Investment Strategy. The *Jobs and Growth Strategy for Coventry* also aligns strongly with the Coventry Sustainable Communities Strategy 2011-14, particularly in delivering its Economy, Learning, Skills and Employment theme to create "A prosperous Coventry with a good choice of job and business opportunities for all the city's residents."

6.2 How is risk being managed?

The key risks associated with the *Jobs and Growth Strategy for Coventry* are:

- The reduction in funding to the service as described in 5.1 above. Alternative local authority budgets e.g. public health funding and external funding will be sought. However, changes within the funding landscape should be noted. There are increasingly limited funding opportunities, with more funding being based on a payment by result model. The Council is proactively responding to these changes through identifying more innovative ways of funding priorities, and developing more partnership approaches to delivery.
- Stakeholders could be reluctant to commit to work jointly on the delivery of the strategy - Stakeholders continue to respond very positively to the strategy, and given the pressure on public resources across a number of sectors, partners are increasingly coming together to ensure that resources are used as productively as possible to meet local needs.

6.3 What is the impact on the organisation?

The Council has given a financial commitment to the delivery of the Jobs and Growth Strategy. This contributes towards the cost of staff. Consequently, as funding reduces or increases there will be an effect on the number of staff working in this service area.

6.4 Equalities

One of the key objectives of the Jobs and Growth Strategy aims to have a significant positive impact on people within Coventry who are identified as more vulnerable in terms of economic wellbeing and gaining sustainable employment. Services offered are tailored to meet the needs of the following groups: workless people not supported by the Government's Work Programme; priority client groups such as families with complex needs, offenders, those lacking relevant skills and experience; the most vulnerable in society including those with

severe mental health problems and people with learning disabilities; and young people not in education, employment and training (NEETS).

Services within the Place Directorate play a key role in contributing towards the aims and objectives of the Corporate Equality Strategy, and its key priorities around Economy Learning, Skills and Employment. Equality Impact Assessments are completed for various parts of our service

In the absence of the Strategy, we would expect there to be more inequalities across the city in terms of employment. The current economic climate is making it more difficult to enter employment, and those who are more vulnerable in securing employment fare even worse as a result.

The strategy also makes a positive contribution to Coventry as a Marmot City, in terms of having a positive impact on an individual's health and wellbeing when they find work.

Proactively encouraging investment by existing business and businesses looking to locate in the city brings new jobs to the area and creates wealth in the local economy.

Implications for (or impact on) the environment

6.5 The Jobs and Growth Strategy supports investment in key sectors including energy and low carbon vehicles. The Council supports the adoption of emerging technologies that in turn create entirely new markets and support additional jobs. The Strategy also aims to improve the skills match between Coventry's local residents and the emerging job opportunities.

6.6 Implications for partner organisations?

The Strategy explicitly calls upon partner organisations and other stakeholders in the city to make a commitment to work with the Council to deliver its aims. Within the strategy it sets out the clear premise that "Coventry City Council cannot deliver a Jobs and Growth Strategy on its own. It is looking to engage with and draw on the work, skills and resources of other partners and stakeholders" to ensure its successful implementation.

Report author(s):

Name and job title:

Rebecca Young, Economy & Jobs Manager

Directorate:

Place

Tel and email contact:

024 7683 3776

rebecca.young@coventry.gov.uk

Enquiries should be directed to the above person.

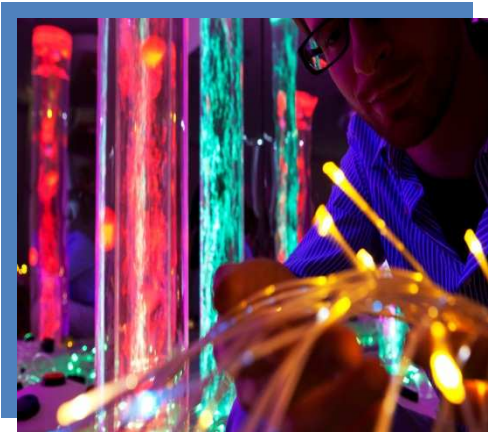
Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
David Cockroft	Assistant Director, City Centre and	Place	10/11/14	10/11/14

	Development Services			
Graham Simpson	Business Investment Manager	Place	23/10/14	24/10/14
Kim Mawby	Employment Manager	Place	23/10/14	28/10/14
Julie Venn-Morton	Skills and Growth Manager	Place	23/10/14	23/10/14
Mark Williams	Lead Accountant Business Partner	Resources	6/11/14	13/11/14
Matthew Rossi	Governance Services Officer	Resources		
Names of approvers for submission: (officers and members)				
Finance: Phil Helm	Finance Manager	Resources	10/11/14	13/11/14
Legal: Julie Sprayson	Principal Legal Executive - Commercial Team	Resources	10/11/14	13/11/14
HR: Jaz Bilen	HR Business Partner	Resources	10/11/14	11/11/14
Director: Martin Yardley	Executive Director	Place	13/11/14	14/11/14
Members: Cllr Kevin Maton	Cabinet Member for Business Enterprise and Employment		18/11/14	18/11/14

This report is published on the council's website: www.coventry.gov.uk/councilmeetings

A JOBS and GROWTH STRATEGY FOR COVENTRY April 2014 - March 2017

Action Plan Progress April 14 –Sept 14



Objective 1: Secure Job Opportunities through Investment

Action	Service Area	Expected Outcome	Progress April – Sept 14	Contribution Towards Headline Target & Priorities
Delivery of business support activities	Business Investment Team	<ul style="list-style-type: none"> • Individual businesses assisted to develop and grow • Business collaboration networks supported • Well Being Charter delivered in line with service contract 	<ul style="list-style-type: none"> • 292 local businesses have been assisted by team members in the first 6 months of the year • These businesses have created 1206 new jobs • the team supports 6 local business networks including the newly created Coventry Mash group covering digital media • 31 local businesses are actively engaged in improving the well-being of their staff with a further 25 expressing an interest in registering with the Charter 	<ul style="list-style-type: none"> • New jobs created

Delivering investment grant and loan schemes	Business Investment Team	<ul style="list-style-type: none">• Regional Growth Fund, ERDF, and other initiatives delivered as contracted• CIF supported	<ul style="list-style-type: none">• All grants programmes are proceeding well. The ERDF programme has created 237 new jobs meeting the key output target 18 months ahead of profile• Private sector investment of £48.9m has been secured	<ul style="list-style-type: none">• New jobs created• Investments secured
--	--------------------------	---	--	--

<p>Developing the local economy</p>	<p>Business Investment Team</p>	<ul style="list-style-type: none"> • Influence and support CWLEP's strategies and Business Groups • Engage with and support the Coventry and Warwickshire Growth Hub • Engage and support the work of the Employer Hub in Coventry • Exchange intelligence with other local authority economic development teams 	<ul style="list-style-type: none"> • Engaging with, supporting and informing CWLEP continues to be a key element of the team's work • BIT jointly set up and managed the Growth Hub to end Aug 14. 3 team members are currently seconded • The team is working closely with the Employer Hub to assist investors eg Sitel • BIT meets formally with representatives of each LA in the sub-region every 6 weeks. The session is crucial in maintaining common approaches at operational level to economic development 	<ul style="list-style-type: none"> • New jobs created • Investments secured
-------------------------------------	---------------------------------	--	--	---

<p>Delivering key infrastructure initiatives that directly benefit businesses and/or showcase technology</p>	<p>Business Investment Team</p>	<ul style="list-style-type: none"> • Deliver Super Connected Coventry project – ultra high speed broadband • Support the Future Cities model to create the data necessary to introduce new delivery mechanisms • Licence open access wireless and 4g Capability 	<ul style="list-style-type: none"> • Coventry is recognised by DCMS as the leader in supplying ultra-fast broadband to its businesses. Over 120 have been signed up • ‘Innovative Coventry’, the theme for ensuring the city has the infrastructure and profile to attract future investment is being rolled out as a key priority. Working with British Gas, Ricardo, TSB and others • Coventry should start to benefit from open wifi and 4g in 15 16 	<ul style="list-style-type: none"> • Profile and reputation of the city raised • Competitive advantages for Coventry business secured
--	---------------------------------	--	--	---

Attracting new investors	Business Investment Team	<ul style="list-style-type: none"> • Maintain web based, social media, App and hard copy materials to publicise Coventry as a place to invest • Secure new investors to Coventry from the wider industrial and technology sectors • Proactively engage with targeted overseas locations and businesses to secure investments • Further develop the on line property enquiry system • Work with partners including the Growth Hub and UKTI to secure new investments 	<ul style="list-style-type: none"> • Now working with new Council web site to rationalise and standardise investment aids • 4 new investors including Sitel (600 jobs) attracted • 5 incoming delegations hosted. Schedule of ambassador visits in place. Outgoing delegation to NW India planned for Mar 15 • Changes to updating mechanism agreed. Business Directory will be launched Dec 14. Rationalising with web and app • Key on-going element of the team's work 	<ul style="list-style-type: none"> • New jobs created • Investment secured • Profile and reputation of the city raised
International Trade	Business Investment Team	<ul style="list-style-type: none"> • Seek agreement for an International Trade strategy • Work with the Leadership, the Lord Mayor and senior executives to maximise the impact of incoming and outgoing trade missions and civic visits 	<ul style="list-style-type: none"> • Strategy agreed. Finalising funding and implementation • Excellent progress being made and impacts noticeable. Liaison officer and monthly meetings in place 	<ul style="list-style-type: none"> • New jobs created • Investment secured • Profile and reputation of the city raised

Secure external funding to support this objective	Business Investment Team	<ul style="list-style-type: none"> • Search out and secure project funding to further the work of the Team from local, national and European sources • Work with colleagues and partners to secure programme funding 	<ul style="list-style-type: none"> • Funding secured for Coventry Cloud, Super Connected Cities and Growth Hub support. ERDF grants programme extended • Working with colleagues and partners to attract ESIF and Growth Deal Plus fund 	<ul style="list-style-type: none"> • New jobs created • Investment secured • Profile and reputation of the city raised
---	--------------------------	--	---	---

Objective 2: Help People get Jobs

Action	Service Area	Expected Outcomes	Progress April – Sept 14	Contribution Towards Headline Target & Priorities
Delivery of advice and employment support to the unemployed	The Employment Team	Yearly Targets: <ul style="list-style-type: none"> • Employment Support to 5,000 people • 1,200 people supported into work 	The Employment Team is significantly over-achieving on these targets. The Job Shop in particular continues to engage with large numbers of customers and still receives a footfall of approximately 150 people each day. Over 4,600 residents have been engaged across the Employment Team and over 1000 have been supported into work.	People into jobs

Delivery of Coventry's flagship employment service at the Job Shop	The Employment Team	<ul style="list-style-type: none"> • Delivery of flexible partnership services to meet customer need • Holistic support including triage, careers, employability skills and employment advice. 	Over 18,000 customer assists have been delivered at the Job Shop and new partners continue to offer services as required. For example, Adult Education are now delivering flexible literacy and numeracy support.	People into jobs
Delivery of a range of employment programmes	The Employment Team	<ul style="list-style-type: none"> • Delivery of employment provision for vulnerable families • Delivery of advice and support for offenders on a probation order 	<p>The Families project continues to support vulnerable workless residents with 401 individuals developing their skills for work. 650 progress measures have been achieved by clients since April and 134 individuals have been supported into work over the last year.</p> <p>The NOMS ESF project is extremely successful and ahead of contractual target. It is providing support towards work, with 61 customers currently working with an Advisor and 32 having secured employment this year</p>	<p>People into jobs</p> <p>Protecting and supporting the most vulnerable</p>
Developing equality of access to work	The Employment Team	<ul style="list-style-type: none"> • Tailored employment provision for customers with a learning disability, autism or severe 	The team have achieved National Centre of Excellence for their work	<p>People into jobs</p> <p>Reducing the impact of</p>

<p>through support for the most vulnerable</p>		<p>mental ill health</p> <ul style="list-style-type: none"> • Further develop the identification of health barriers to work and deliver solutions to manage these barriers to work • Provision of employment related money advice to remove debt, benefit and financial barriers to work 	<p>securing employment with customers experiencing severe and enduring mental ill-health. A further 40 customers have newly engaged with the service and 15 have been supported into work and 2 into training placements. On-going support is being provided to 214 people enabling them to sustain work outcomes. A new partnership has been developed with Hereward College and Alice Stevens Special School to improve employment outcomes for young disabled people and a supported internship model is being developed, which will be launched this year.</p> <p>Following the successful delivery of CHIP’s work & health project, we continue to offer access to psychotherapy for clients with 25 residents accessing this service. We are also working with Public Health & Rethink to provide mental health</p>	<p>poverty</p> <p>Protecting and supporting the most vulnerable</p> <p>Reducing health inequalities</p>
--	--	--	---	---

			<p>support in the Job Shop and all staff have received Mental Health Lite training.</p> <p>Money advice and support has been delivered to 467 new customers this year.</p>	
Further develop services to help young people into work	The Employment Team	<ul style="list-style-type: none"> • Develop the Youth Zone at the Job Shop, delivering in partnership a distinct offer to young people • Delivery of the young people's placement programme and other paid placement opportunities • Further develop the education to employment pathways for young people, including enhanced careers activity, schools participation within the Youth Zone, the disabled young people's pathway and a range of other transition activities. • Partnership delivery of training and vocational learning opportunities, including apprenticeships, traineeships, paid graduate internships, supported internships, 	<p>Information sessions for young unemployed people making a claim for benefit are held at least twice daily with around 8-15 participants at each session. This year 280 sessions have been held with over 1,500 young people participating.</p> <p>46% of customers in the Job Shop are under 24 and are now accessing the Youth Zone services. We are also working closely with schools and Education to improve young people's access to employability services.</p> <p>The YPEPS programme has been refreshed to set targets for financial contributions from employers and to strengthen training support</p>	<p>Local people into jobs</p> <p>NEETs into work, education or training</p>

		<p>employability workshops and bespoke training for NEETS (e.g. Bootcamp)</p>	<p>for young people. 17 young people started work with a range of employers across the city and the programme continues to be extremely effective at supporting young people to sustain work. Currently 84% of those finishing placements are entering sustained employment as a result of the additional skills, knowledge and experience they have gained.</p> <p>One Boot Camp has been delivered providing intensive help to 12 young people and a further one is planned for November.</p> <p>385 young people have been provided with advice and guidance</p>	
<p>Develop our Employer Partnerships to create access to work</p>	<p>The Employment Team</p>	<ul style="list-style-type: none"> • Further develop the Employer Hub to provide local business with skills and employment solutions, on behalf of key strategic partners • Engage with and support the Coventry and Warwickshire 	<p>The Employer Hub is expanding the range of businesses it supports significantly and over 350 jobs have been created as a result.</p> <p>It is now actively working with 38 local businesses to</p>	<p>People into jobs</p> <p>Business Assisted</p> <p>People helped to improve their skills</p>

		<p>Growth Hub</p> <ul style="list-style-type: none"> • Deliver Employer Events at the Job Shop, promote use of recruitment and interview facilities on site and engage young people into jobs with training (apprenticeships / paid placements etc) 	<p>recruit, adapt recruitment practices, support apprenticeships etc.</p> <p>A number of Employer Events have been held for example, Sitel now hold a weekly recruitment event which has seen 25 residents secure work.</p>	
Developing inclusive economic growth	The Employment Team	<ul style="list-style-type: none"> • Influence and support the CWLEP Strategies and Business Groups • Engage and influence Coventry and Warwickshire Growth Hub skills and employment activities • Engage and influence the growing private sector market in employment and welfare provision • Influence the local response to national reform of rehabilitation services 	<p>Developing an Employment & Social Inclusion Group to work with the CWLEP & advise on appropriate strategies.</p> <p>The Employer Hub is working closely with the Growth Hub and deals with all business enquiries relating to employment & skills.</p> <p>Working with a number of private sector providers and helping to shape provision for some offender groups</p>	People into jobs
Secure external funding to support this objective	The Employment Team	Work collaboratively with partners, including Public Health, Prime Contractors and others to develop and fund local employment and skills solutions	Working together with Public Health secured funds to improve mental health services in the Job Shop. Also working with a number of Prime	

		Guide, shape and seek to attract funding for employment initiatives through the European Social Fund	Contractors and exploring the possibility of future funds. Working closely with the CWLEP to help shape the European Social Investment Strategy. Currently supporting the development of Commissioning Frameworks and continue to work closely with a number of organisations on this agenda	
--	--	--	---	--

Objective 3: Help People Improve their Skills

Action	Service Area	Expected Outcomes	Progress April- Sept 14	Contribution Towards Headline Target & Priorities
Developing a clear evidence base for skills data and information.	Skills & Growth	Understanding national and local data around: <ul style="list-style-type: none"> • Qualification and progression levels • Sector skills forecasts • Local skills provision • Funding for skills provision 	Information being updated for:- Qualification levels of residents in city – broken down by ward/ethnicity/ gender/age/ employment status Skills networks being updated	People into jobs People helped to improve their skills

			Sector Skills being updated	
Disseminate skills data widely.	Skills and Growth	<p>To influence skills funding provision with Skills Funding providers such as Skills Funding Agency, National Apprenticeship Service.</p> <p>Influence local training providers to deliver courses that meet the needs of the local economy i.e. providing courses in skills gap areas.</p>	Website pages for skills now includes downloads and links for Skills Data	People helped to improve their skills
Utilising the Social Value Act and ensuring the Authority's Social Value Policy is maximised to harness economic development and business growth initiatives for employment outcomes.	Skills and Growth	Think Local for Coventry clauses to be included wherever possible in the procurement process.	<p>Contractual</p> <ul style="list-style-type: none"> • Costain – Friargate Bridge • Costain – Whitley Junction • Motor museum extension developers • Motor museum fit out contractor <p>Voluntary/non contractual</p> <ul style="list-style-type: none"> • Barratts – City Wharf <p>Leading on “economy” for Social Value for all Council procurement contracts</p> <p>Developing the “economy” accreditation element of the business charter for social responsibility</p> <p>Much closer links between Council services (eg</p>	<p>Jobs Created</p> <p>Business Assisted</p> <p>People into jobs</p> <p>People helped to improve their skills</p>

			<p>disposals and acquisitions team working with employer hub)</p> <p>Winner of FSB small business friendly award for the “Think Local” work with Costain</p> <p>Established referral route into Employer Hub</p>	
Skills Development of NEETs	Skills & Growth	Deliver the Construction Shared Apprenticeship Scheme as a route way into work with a clear focus on skills	<p>4 starters this year (34 in total)</p> <p>4 completers this year (16 in total)</p> <p>4 frameworks completed this year (16 in total)</p> <p>Report on 1st 3 years of programme completed</p> <p>Supporting 7 local construction businesses this year (17 in total)</p> <p>Working with training providers to encourage more flexible technical training</p> <p>Supported City College to set up Construction Employer Board</p>	<p>People into jobs</p> <p>Supporting businesses to grow</p> <p>Business Assisted</p> <p>People helped to improve their skills</p>
Encouraging a skilled qualified future workforce (<i>higher level skills/Graduate retention</i>)	Skills & Growth	Work with agencies to ensure that we are producing the right skills in the right occupations for students to stay in the City once their studies are complete.	Skills 4 Growth graduate programme has supported 17 graduates into AME companies encouraging the skills to stay in the City and local area.	<p>People helped to improve their skills</p> <p>People into jobs</p>

		To break down barriers and provide support for under-represented groups particularly those entering the Advanced Manufacturing and Engineering Sector.	Bursary work has been developed but funding needed to pursue further	
Working with those in employment to up-skill (<i>medium level skills - workforce development</i>)	Skills & Growth	<p>Deliver the City Deals Skills 4 Growth programme</p> <p>Work to identify funding to support companies to encourage low qualified employees to upskill and turn skills into qualifications.</p>	<p>74 graduates registered 17 graduates placed into 1 year employment placements with SME AME's 13 companies supported</p> <p>Skills element of Skills 4 Growth will support companies to training lower qualified employees. To date 19 people received skills training (profile 60 until June)</p>	<p>People into jobs</p> <p>Supporting businesses to grow</p> <p>Business Assisted</p> <p>People helped to improve their skills</p>
Raising the skills levels of those with no skills and low skills (<i>lower level skills - unemployed</i>).	Skills & Growth	<p>Equipping our residents with skills which are in demand in the labour market.</p> <p>Encourage partners to support residents to turn skills into qualifications.</p> <p>Work to negotiate flexible Funding to deliver more accessible provision.</p>	<p>Working with schools to link education to employment.</p> <p>Encouraging young people to achieve qualifications to enable them to aspire to careers that the education to employment work is highlighting.</p> <p>School visits organised for:- •Costain – Friargate Bridge •Costain – Whitley Junction •Motor museum extension</p>	<p>People helped to improve their skills</p>

			<p>developer •Barratts – City Wharf</p> <p>Careers events</p>	
Secure external funding to support this objective	Skills & Growth	<ul style="list-style-type: none"> • Work collaboratively with partners including Skills Funding Agency, National Apprenticeship Service, training providers and others to develop and fund local skills solutions • To influence, guide and seek to attract funding such as European funding to support skills initiatives. 	Working with CWLEP to support the writing of the specifications for ESIF European funding	People helped to improve their skills



Cabinet Member for Business, Enterprise and Employment

1 December 2014

Name of Cabinet Member:

Business, Enterprise and Employment – Councillor Maton

Director Approving Submission of the report:

Executive Director of Place

Ward(s) affected:

Foleshill

Title: Livingstone Road – Authority to Negotiate

Is this a key decision?

No

Executive Summary:

This report seeks authority to negotiate with Arden Estates Partnership (AEP) for the redevelopment of the former Foleshill Leisure Centre site at Livingstone Road to provide consolidated health and doctors accommodation and supported housing accommodation.

Foleshill Leisure Centre at Livingstone Road was vacated in August 2014 when the leisure facilities housed there were reprovided at Centre AT7 nearby.

The Cabinet report authorising the re-provisioning of the North East Public Leisure facility recognised the long standing commitment to improve health facilities in Foleshill and the potential for this site to deliver this and requested officers to investigate potential options for the future use of the site released at Livingstone Road.

AEP is the exclusive developer of NHS primary care accommodation in Coventry and the proposed redevelopment of the site has the support of the Coventry and Rugby Clinical Commissioning Group and NHS England. AEP requires the comfort of exclusivity and commitment from the Council that the site will be made available for this purpose, to take its proposals to the next stage of worked up proposals, viability and commitment from potential users and funders.

Officers have obtained tenders for the demolition of the former leisure centre to minimise the health and safety responsibilities of managing a void building pending redevelopment and authority is sought to commence demolition of the site at a recoverable cost of £360,000.

Recommendations:

The Cabinet Member for Business, Enterprise and Employment is recommended to authorise:-

- (1) Negotiations for the disposal of the site of the former Foleshill Leisure Centre at Livingstone Road to AEP Ltd and receive a report back on the terms agreed for any disposal.

- (2) The demolition of the premises at a cost of £360,000 pending redevelopment

List of Appendices included:

None

Other useful background papers:

Cabinet report 5 March 2013 – Public Leisure Facility Re-provisioning for the North East of Coventry

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

1. Context (or background)

1.1 The Council has previously recognised the need to provide better health facilities in the Foleshill area as a priority. The provision of improved facilities has been hindered by the absence of a suitable site in the Foleshill area for redevelopment. The Foleshill Leisure Centre site is surplus to operational requirements following the re-provision of the Leisure facilities at Centre AT7 earlier this year and available for redevelopment. This report seeks authority to negotiate terms for its development with Arden Estates Partnership (AEP) which has an exclusive arrangement with NHS England, the Coventry and Rugby Clinical Commissioning Group and NHS Property Services to develop any new Primary Care facility within Coventry.

2. Options considered and recommended proposal

2.1 AEP undertook a feasibility study on behalf of NHS England and the Council into the potential redevelopment of the site to include new GP surgery accommodation as part of a mix of uses that would benefit the Foleshill area. This study indicated that there was demand from existing practices in the Foleshill area for improved accommodation which could be incorporated into a bigger development that included supported housing. The exact mix of uses is dependent on AEP being able to work up a detailed development proposal with end users, housing providers and funding bodies in the knowledge that the site would be allocated to them on terms to be agreed. The report seeks authority to negotiate terms of disposal exclusively with AEP for a period of 6 months.

2.2 No other options have been considered. The Council could put the site on the open market and consider bids that came in but this would be unlikely to provide improved health facilities in the Foleshill area.

2.3 Since the site was decommissioned in August, management of the void building has proved difficult, despite security measures taken, and repeated break-ins and metal theft has taken place. Council officers have received tender prices to have the site demolished, decommissioned and secure fencing erected (including a contingency) including fees and surveys at a budgeted cost of £360,000. The Council will seek to recover as much of these costs as possible through terms that will be agreed with Arden Estate Partnerships for the disposal of the site (or any subsequent purchaser if AEP do not proceed). Authority is sought to carry out this work pending the disposal of the site.

3. Results of consultation undertaken

3.1 No public consultation has taken place on the proposed health facility development. Once proposals are at a stage where they are viable to proceed, full public consultation will take place on the proposals as part of the planning application process. There will also be a requirement to undertake consultation at the local level of GP services that would intend to move to the centre.

3.2 The consultation around the re-provisioning of the North East Leisure Facility indicated that initial discussions with representatives in the community had indicated that there would be some interest in the site delivering some future community benefit.

4. Timetable for implementing this decision

- 4.1 This is the first step in a redevelopment proposal and secures the site for the immediate future for a health development. The content of the scheme and the terms of disposal will be reported back to the Cabinet Member within the next 6 months. All terms will be subject to a satisfactory planning permission being secured. A full development programme will be provided at the next report stage.

5. Comments from Executive Director of Resources

5.1 Financial implications

There are no specific financial implications arising from allocating the site to Arden Estates Partnership. The financial business case for the reprovisioning of the North East Leisure Centre did not factor in any capital receipt, site decontamination or demolition costs for this site.

Since the site was decommissioned in August, management of the void building has proved difficult, despite security measures taken, and repeated break-ins and metal theft has taken place. Council officers have received tender prices to have the site demolished and secure fencing erected. The tendered cost of the demolition and decommissioning the building including surveys and contingency plus fees is £360,000. Initially the Council will incur these costs within its capital programme but will seek to recover them through terms that will be agreed with Arden Estate Partnerships for the disposal of the site (or any subsequent purchaser). It is expected that this arrangement will be cost neutral, but there is a risk that some of the costs would not be recovered.

5.2 Legal implications

Until terms for disposal are agreed there are no legal implications arising from allocating this site for redevelopment for health related facility and housing development.

6. Other implications

6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?

The proposal to provide improved health and housing facilities in Foleshill will contribute indirectly to the Council Plan objective of improving the quality of life for Coventry People. Foleshill is the most deprived ward in the City and experiences the most significant level of health inequalities in the City. According to data from Public Health England covering the period from 2008 to 2012, the average life expectancy in Foleshill is 73.7 years for males, and 79.3 years for females.

Men in Foleshill are expected to live 4.4 years less than average for Coventry, 5.5 years less than average for England and 11 years less than people in more affluent areas of Coventry, such as Finham. Women in Foleshill are expected to live 2.8 years less than the average for Coventry, 3.7 years less than the average for England, and 8.6 years less than women in more affluent areas of the city.

The majority of health inequalities occur due to social and economic factors. However, access to good quality health care can help to tackle or prevent inequalities and health

services are currently delivered from a number of individual GP practices in the area working from old premises and supported by a range of wider health services at the City Centre Walk in facility and the Health Centre in neighbouring Longford.

6.2 How is risk being managed?

The keys risk from the decision to allocate a site for the redevelopment is the time taken to secure commitment to a viable scheme from occupiers and funders. Close monitoring of progress by AEP will be undertaken by Council officers and it is proposed to report terms for disposal within 6 months.

In the interim the key risk arises from managing the site and preventing illegal access to the site. The Council have tendered the demolition of the building to minimise this risk.

6.3 What is the impact on the organisation?

The provision of improved medical facilities in Foleshill has the support of the Councils Public Health service. The subsequent disposal and redevelopment of the site means that it would be unavailable to the Council for service re-provision. The Council will manage the demolition and decommissioning works.

6.4 Equalities / EIA

The provider of services from the proposed health facility and residential development are not the Council and the Council is not required to undertake an equalities assessment arising from the disposal of land for the proposed redevelopment. The NHS service providers will be expected to conduct their own Equalities impact assessment for services affected and moved by the proposed redevelopment, but this will come at a later stage in the process.

6.5 Implications for (or impact on) the environment

There are no impacts on the environment arising from the allocation of the site for redevelopment. When the scheme proceeds an environmental impact assessment will be required as part of any planning application.

6.6 Implications for partner organisations?

Coventry and Rugby Clinical Commissioning Group and NHS England support the proposal and recognise (as did the Primary Care Trust before) that Foleshill has long been a priority location to improve health facilities.

Report author(s):

Name and job title: Nigel Clews Assistant Director (Property Asset Management)

Directorate: Place

Tel and email contact: 02476831320 nigel.clews@coventry.gov.uk

Enquiries should be directed to the above person.

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Suzanne Bennett	Governance Services Officer	Resources	17/11/14	17/11/14
Tanya Richardson	Consultant in Public Health	Chief Execs	14/11/14	17/11/14
Names of approvers for submission: (officers and members)				
Finance: Phil Helm		Resources	14/11/14	17/11/14
Legal: Julie Sprayson		Resources	14/11/14	14/11/14
Executive Director: Martin Yardley		Place	14/11/14	15/11/14
Members: Cllr K Maton	Cabinet Member for Business, Enterprise and Employment		15/11/14	15/11/14

This report is published on the council's website:

www.coventry.gov.uk/councilmeetings



Public report
Cabinet Member

A separate report is submitted in the private part of the 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 identity, financial and business affairs of an organisation and the amount of expenditure proposed to be incurred by the Council under a particular contract for the supply of goods or services.

Name of Cabinet Member:

Cabinet Member for Business Enterprise and Employment – Councillor Maton 1 December 2014

Director Approving Submission of the report:

Executive Director of Place

Ward(s) affected:

Canley

Title:

Freehold Disposal: The Curriers Enterprises Unit, 2 Curriers Close, Canley.

Is this a key decision?

No

Executive Summary:

Following a review of the Council's property holdings in 13 August 2013, land and buildings having no future operational benefit to the Council were identified for disposal. The Curriers Enterprise Unit is one of such properties, which has been declared surplus to Council requirements and earmarked for disposal as part of the Council's capital receipts programme for 2014/2015.

Following a six month marketing campaign three offers were received. This report is seeking approval to dispose of the property to a local engineering company. It is considered that this offer represents best value in accordance with the Council's requirements set out under Section 123 of the Local Government Act 1972, for the asset in the current market.

Recommendations:

The Cabinet Member is recommended to:

1. Authorise the freehold disposal of the property to a local engineering company in the terms as detailed in the private report.

2. Delegate authority to the Assistant Director for City Centre and Development Services following consultation with Cabinet Member for Business Enterprise and Employment for any subsequent variation in terms.
3. Delegate authority to the Executive Director of Resources and in particular officers within Legal Services to complete the necessary legal documentation in this matter and collect the agreed consideration

List of Appendices included:

Appendix 1-Site Plan

Other useful background papers:

None

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

1. Context (or background)

- 1.1 The Curriers Enterprise Unit is an Industrial workshop premises with ancillary office space having a gross internal area of 13,440 square feet (1,250 square metres) and a site area of approximately 0.60 acres (0.24 hectares), shown edged red on the attached plan. ("The Property") is located in Charter Avenue Industrial Estate, Canley.
- 1.2 Constructed as an industrial warehouse premises, latterly the Property was occupied by The Employment Support Service and Social Services, which used the Property as a social facility for providing care for people with physical, mental or social impairments. The property became vacant following the departure of both Council departments on the 8th June 2014.
- 1.3 The Council has received considerable interest in the Property during a marketing period of 6 months, however, only 3 offers were made for the Property.
- 1.4 The preferred offer received was from an indigenous engineering company which specialise in the manufacturing of motor vehicle parts for such clients as Jaguar Land Rover.

2. Options considered and recommended proposal

- 2.1 **Accept the Offer-** The offer under consideration is the best offer available in the market at this time, and should be accepted as it will contribute towards corporate resources, and has been approved by the Council's Valuation Panel as representing best value under Section 123 of the Local Government Act 1972. The sale of the Property will also contribute to the economic regeneration of the area, through the occupation and use of the Property by Powergrade Ltd, and hence the retention of jobs in the Canley area.
- 2.2 **Decline the Offer-** If the offer is declined, the Council would be left with on-going maintenance liabilities and void rates expenses as outlined in your private report. The local engineering company who have made an offer for the property, have also indicated that they will have to relocate out of Coventry as there are no other suitably sized premises currently available to purchase in the City, the local economy may suffer due to a loss of skilled manpower, and hence there will be a net loss of economic activity in the Canley area of Coventry. The Council would also forgo the capital receipt, which would have been allocated for corporate resources.
- 2.3 **Recommendation -** It is recommended that the Council accept the offer for the freehold disposal of the Property.

3. Results of consultation undertaken

- 3.1 The sale is not subject to any planning applications or any consultations process.

4. Timetable for implementing this decision

- 4.1 Providing Cabinet Member approval is secured, it is expected that the capital receipt will be received within this financial year.

5. Comments from Executive Director of Resources

5.1 Financial implications

The capital receipt will contribute towards corporate resources and it is expected to be received within this financial year.

To retain the building awaiting a better offer will incur revenue costs as outlined in your private report.

5.2 Legal implications

The financial consideration for the freehold disposal of the Property to the local engineering company, represents the best value reasonably obtainable by the Council as verified by the Council's Valuation Panel. This satisfies the Council's requirements to obtain best value under Section 123 of the Local Government Act 1972.

The Executive Director of Resources (officers within Legal Services) will complete the legal documentation in connection with the freehold disposal in accordance with appropriate procedures and will collect the agreed financial consideration upon completion of the disposal.

6. Other implications

6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?

The capital receipt will contribute towards corporate resources and the sale will ensure that a vacant Council property is fully operational and thus contributing to the economic development of area.

6.2 How is risk being managed?

The risks have been identified in paragraph 2.2, the Council would have to forgo the capital receipt, which would have been allocated for corporate resources. The Council would also be left with significant maintenance liabilities and void rates expenses.

If not pursued, the local engineering company may relocate out of Coventry, the local economy may suffer due to a loss of skilled manpower, and hence there will be a net loss of economic activity in the Canley area of Coventry.

6.3 What is the impact on the organisation?

The impact to the organisation will be minimal however it will generate additional work for officers within the Resources Directorate (Legal Services) in processing the freehold disposal of the property to the local engineering company.

6.4 Equalities / EIA

An equality impact assessment is a process designed to ensure that a policy project or service does not discriminate against any disadvantaged or vulnerable people. Section 149 of the Equality Act 2010 imposes an obligation on Local Authorities to carry out an equality impact assessment when the local authority is exercising a public function.

An equality impact assessment has not been undertaken by officers as the proposal set out in this report related to the granting of or the creation of a legal interest in the property, and does not constitute a change in service delivery policy or the exercise of a public function.

6.5 Implications for (or impact on) the environment

The impact will be positive, as the Property will be made fully operational which will prevent illegal occupation of the property, and possible infestation of the property by pests.

Implications for partner organisations?

There are no partner implications **Report author(s):**

Name and job title:

Ene Ntekim, Surveyor, Development Services

Directorate:

Place Directorate

Tel and email contact:

024 7683 2694

ene.ntekim@coventry.gov.uk

Enquiries should be directed to the above person.

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Richard Moon	Senior Development Executive	Place	11.11.2014	11.11.2014
Names of approvers for submission: (officers and members)				
Finance: Helen Williamson & Mark Williams	Lead Accountant Business Partner	Place Finance Team, Resources Directorate	11.11.2014 11.11.2014	No comment from Helen Williamson Mark Williams approved on 11.11.2014
Legal: Julie Sprayson		Place and Regulatory Team-Legal Services, Resources	11.11.2014	11.11.2014

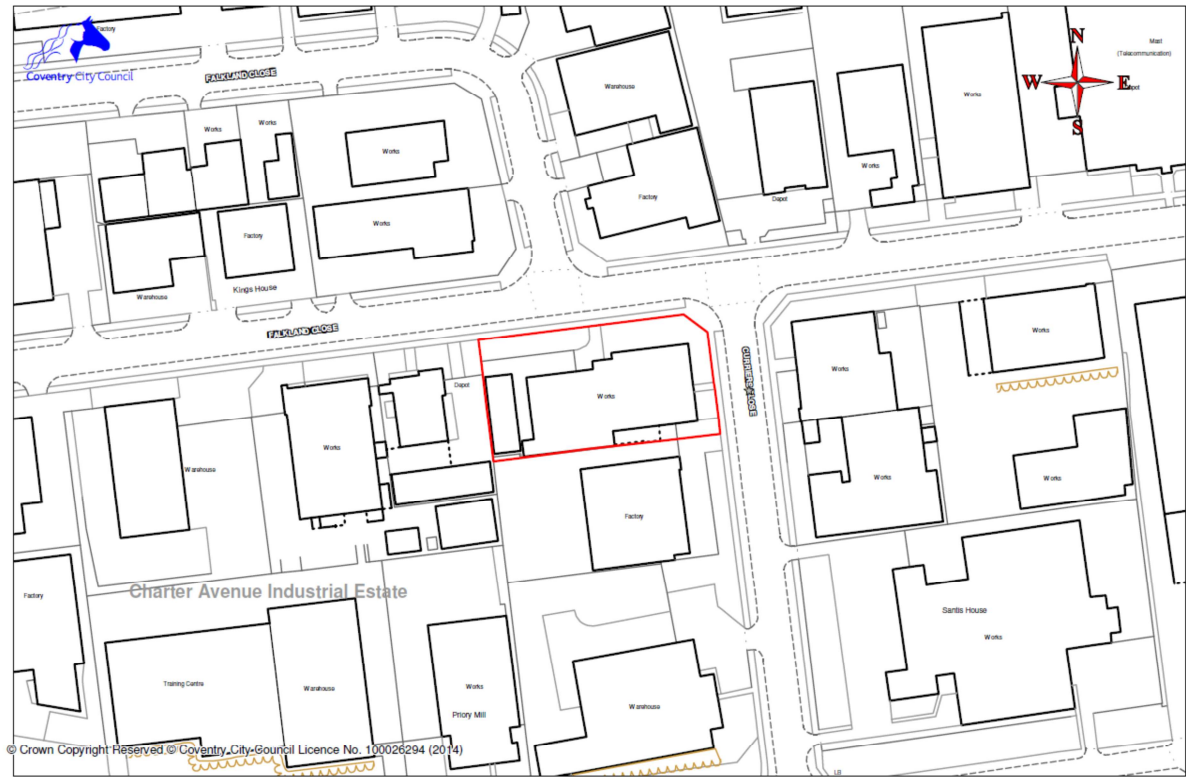
		Directorate		
David Cockroft	AD City Centre & Development Services	Place	12.11.2014	12.11.2014
Suzanne Bennett	Governance Services Team Leader	Resources	12.11.2014	12.11.2014
Director: Martin Yardley	Director	Place	12.11.2014	13.11.2014
Members: Councillor Maton	Cabinet Member (Business, Enterprise and Employment)		18.11.14	18.11.14

This report is published on the council's website:
www.coventry.gov.uk/meetings

Appendices

Curriers Enterprise Unit, Coventry.

Scale at A4 1 : 1250



Plan Production Date: 21/03/2014

Drawn by E.N

This plan is for identification purposes only.

Curriers Enterprise Unit, Coventry.

Scale at A4 1 : 1250



Plan Production Date: 11/03/2014 This plan is for identification purposes only.



A separate report is submitted in the private part of the 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 identity, financial and business affairs of an organisation and the amount of expenditure proposed to be incurred by the Council under a particular contract for the supply of goods or services.

Cabinet Member for Business, Enterprise and Employment

1December 2014

Name of Cabinet Member:

Cabinet Member for Business, Enterprise and Employment – Councillor Maton

Director Approving Submission of the report:

Executive Director of Place

Ward(s) affected:

St Michaels

Title:

Leasehold Disposal: Land off Primrose Hill Street / Bath Street

Is this a key decision?

No

Executive Summary:

Sidney Stringer Education Trust (SSET) following the success achieved at their secondary school academy in Hillfields have in conjunction with the Education Funding Agency (EFA), approached the Council with the proposal to deliver a new primary school on land between Primrose Hill Street and Bath Street ("the site").

The Site extends to circa 1.7 acres and has been identified as the preferred location. It already has other education uses located adjacent to it with the further education college City College, the Council run Extended Learning Centre as well as part of the Sidney Stringer Academy. The provision of a three form entry Primary school in this location would create an 'education quarter' providing a wide range of co-located education opportunities for the residents of this part of the city.

A premium has been agreed and is contained in the private part of your report for the 150 year leasehold interest in the Site and this report is seeking authority to dispose of the land by a long leasehold interest for the development of a new primary school.

Recommendations:

The Cabinet Member is recommended to:

1. Authorise the leasehold disposal of the subject land to Sidney Stringer Education Trust subject to planning consent being granted.
2. Delegate authority to the Assistant Director for City Centre and Development Services following consultation with Cabinet Member for Business, Enterprise & Employment, for any subsequent variation in terms.
3. Delegate authority to the Executive Director of Resources and in particular officers within Legal Services to complete the necessary legal documentation in this matter and to agree an apportionment of the capital receipt between the Council and the Homes and Community Agency in accordance with funding agreements between the Council and the Homes and Community Agency.

List of Appendices included:

Appendix 1-Site Plan

Other useful background papers:

None

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

1. Context (or background)

- 1.1 The site is situated between Primrose Hill Street & Bath Street in a mixed commercial education and residential area of Hillfields. The site is approximately 1.70 acres and is shown edged red on the attached plan ("the Site").
- 1.2 For the last few years the Site has been used as a contractors compound for the development of the new education facilities in the area, the latest having been the extension to Sidney Stringer Academy.
- 1.3 This Council owned land was acquired, along with other parcels of land for educational purposes with financial assistance from the regional development agency Advantage West Midlands. Any land transaction will be subject to approval by AWM's successor body the Homes and Community Agency (HCA). Approval for the transaction has been sought and in principle is acceptable. Formal approval in writing from the HCA will be issued following the Councils approval to proceed and the detailed documentation
- 1.4 A maximum gross value has been agreed with SSET for the 150 year leasehold interest in the site.
- 1.5 The levels of the site fall several meters across from east to west and has substantial 'made up' ground across it. Foundations from the former demolished residential tower blocks remain and an electrical substation with high voltage cables running around the site. As such it is anticipated there will be abnormal development costs incurred when developing the site.
- 1.6 Site investigations have been undertaken by EFA and SSET with costed results due to be available to be reported at your meeting. The anticipated level of these costs are outlined in your private report.
- 1.7 It is therefore recommended that the Site should be transferred for a minimum net premium which is contained in your private report.
- 1.8 If the abnormal development costs are confirmed at less than the anticipated level then the capital receipt for the Site would increase.
- 1.9 If the abnormal development costs come in higher than anticipated then the EFA and SSET would need to consider investing more into the scheme or not taking the lease of the Site.

2. Options considered and recommended proposal

- 2.1 **Transfer the leasehold interest in the Site.** This will see a brownfield 'backland' site being remediated and redeveloped for the use as a primary school providing an additional educational opportunity for this area of the city.

The minimum receipt outlined in your private report should be accepted as it will contribute towards corporate resources and has been approved by the Councils Valuation Panel as representing best value under Section 123 of the Local Government Act 1972, based on the sites abnormal development costs.

- 2.2 **No land Transfer** - The opportunity to transfer the Site could be declined however this would prejudice investment, development and additional education facilities in the short term for the area.

The Council would also forgo a capital receipt which would have been allocated for corporate resources.

- 2.3 **Recommendation** - It is recommended that the Council agree to the long leasehold disposal of the Site and accept the minimum premium outlined in your private report for the 150 year lease to Sidney Stringer Educational Trust. However this disposal is conditional upon the grant of an acceptable planning approval.

3. Results of consultation undertaken

- 3.1 As part of the planning process SSET will be required to submit a planning application for the proposed school. As part of the planning process, adjoining occupiers/neighbours will be consulted by the planning department and invited to submit comments on the application and SSET will also undertake a public consultation with the local community.

4. Timetable for implementing this decision

- 4.1 Providing Cabinet Member approval is secured, it is expected that the capital receipt will be received within this financial year.

5. Comments from Executive Director of Resources

- 5.1 Financial implications
The minimum premium for the leasehold disposal is subject to terms and conditions in a funding agreement with AWM's successors body the HCA.
- 5.2 Legal implications
The consideration for the leasehold interest land to Sidney Stringer Education Trust represents the best value reasonably obtainable by the Council as verified by the Council's Valuation Panel. This satisfies the Councils' requirements to obtain best value under Section 123 of the Local Government Act 1972.

The funding agreement dated 31st March 2005 between the Council and AWM, who provided financial resources to assemble the site for delivery of new education facilities, requires a proportion of the receipt to be repaid to their successor body the HCA.

The Executive Director of Resources (officers within Legal Services) will complete the legal documentation in connection with the leasehold transfer in accordance with appropriate procedures and will collect the agreed consideration upon completion of the documentation.

6. Other implications

- 6.1 **How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?**

The capital receipt will contribute towards corporate resources and will realise the remediation of a brownfield site for the development of a primary school.

6.2 How is risk being managed?

The risks identified in the report around planning, ground conditions, approvals from the HCA to the land transfer will be managed and monitored by the property development team.

6.3 What is the impact on the organisation?

The impact to the organisation will be minimal however it will generate additional work for officers within the Resources Directorate (Legal Services) in processing the leasehold disposal of the land to Sidney Stringer Educational Trust

6.4 Equalities / EIA

An equality impact assessment is a process designed to ensure that a policy project or service does not discriminate against any disadvantaged or vulnerable people. Section 149 of the Equality Act 2010 imposes an obligation on Local Authorities to carry out an equality impact assessment when the local authority is exercising a public function.

An equality impact assessment has not been undertaken by officers as the proposal set out in this report related to the granting of or the creation of a legal interest in the land and does not constitute a change in service delivery policy or the exercise of a public function.

6.5 Implications for (or impact on) the environment

The site will be remediated from any contamination and provide educational facilities built to current building environmental regulations.

6.6 Implications for partner organisations?

There are no partner implications

Report author(s):

Name and job title:

Paul Beesley, Team Leader, Property Development, Development Services

Directorate:

Place Directorate

Tel and email contact:

024 7683 3674

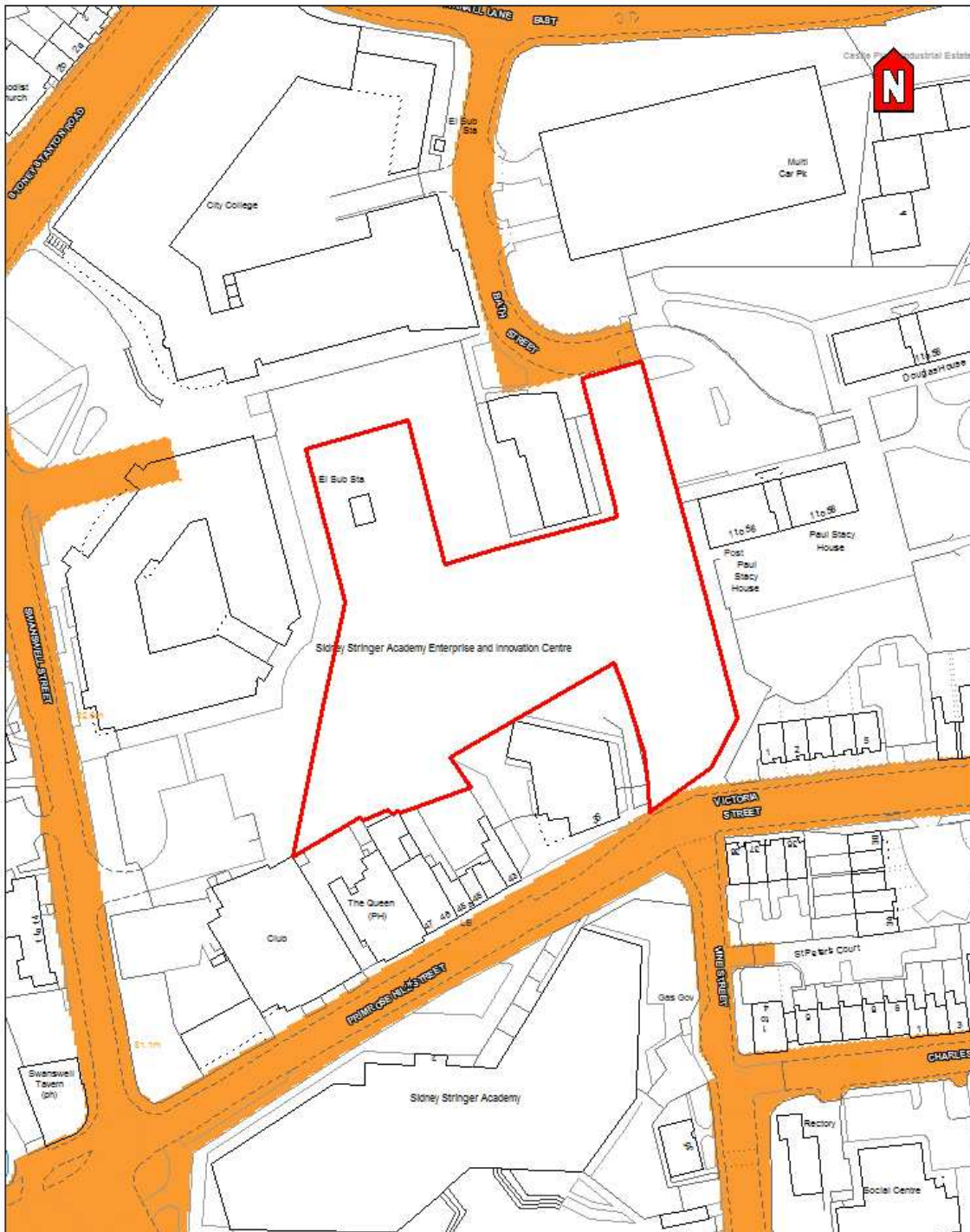
Enquiries should be directed to the above person.

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Richard Moon	Senior Development Executive	Place	13.10.2014	13.10.2014
Azim Walimia	Asset Management	People	13.10.2014	13.10.2014
Other members				
Names of approvers for submission: (officers and members)				
Finance: Mark Williams Sunny Heer	Business Accountant Partner	Place Finance Team, Resources Directorate	13.10.2014	14.10.14
Legal: Julie Sprayson		Commercial Team-Legal Services, Resources Directorate	13.10.2014	14.10.14
David Cockroft	AD City Centre & Development Services	Place	13.10.2014	14.10.14
Suzanne Bennett	Governance Services Team Leader	Resources	13.10.2014	13.10.14
Director: Martin Yardley	Director	Place	14.10.2014	14.10.14
Members: Councillor Maton	Cabinet Member for Business Enterprise Employment		18.11.14	18.11.14

This report is published on the council's website:

www.coventry.gov.uk/meetings

Appendices



PLACES DIRECTORATE
CORPORATE PROPERTY SERVICES
9TH FLOOR, CIVIC CENTRE 4
MUCH PARK STREET
COVENTRY CV1 2PY
02476 833384



Coventry City Council

1.703 Acres
Primrose Hill Street - Education Quarter

Scale NTS Drawn by AW Date 15.10.2014

Martin Yardley - Director of Place Directorate
Nigel Clews - Property Asset Management

COVENTRY CITY COUNCIL Licence No. 100026294 (2008)
*Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office, Crown Copyright. Unauthorized reproduction infringes Crown Copyright and may lead to

This page is intentionally left blank



A separate report is submitted in the private part of the 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 identity, financial and business affairs of an organisation and the amount of expenditure proposed to be incurred by the Council under a particular contract for the supply of goods or services.

Cabinet Member for Business, Enterprise and Employment

1 December 2014

Name of Cabinet Member for Business, Enterprise and Employment – Councillor Maton

Director Approving Submission of the report:
Executive Director of Place

Ward(s) affected: Westwood

Title: Land & Premises at Shultern Lane Cannon Park

Is this a key decision?

No

Executive Summary:

The Council is the freeholder of land and premises at Shultern Lane Cannon Park Coventry as shown edged red on the attached plan (the Premises). The Council granted a 125 year lease from 1989 to High Cross Garage (Balsall) Ltd for use as a car showroom. The lease was granted at a peppercorn rent without provision for review. The Tenant at the premises currently trades as "Sutton Park Renault" dealership (the Tenant).

The Tenant wishes to surrender the existing lease and be granted a new 125 year lease at a market rent with provision for upward rent reviews on each fifth anniversary of the term to enable the Premises to be redeveloped for a supermarket.

The Tenant in turn wants the ability under the terms of the new 125 year lease to sub-let the whole of the site to a retail user for a period of 20 years.

This will enable the Council to obtain an annual income (subject to upward only rent review) whereas under the existing lease arrangement the Council is not receiving any income.

It is believed that “Sutton Park Renault” is searching for alternative showroom premises and that the Aldi proposal would create 45-50 jobs if planning permission secured and development implemented. A planning application has been submitted for the redevelopment of the Premises.

A planning application has been submitted for the redevelopment of the Premises.

The decision in relation to this report will have no bearing on the planning decision

Recommendations:

1. Subject to the grant of planning permission, approve the surrender of the existing 125 year lease to High Cross Garage (Balsall) Ltd to the Council and;
2. Approve the grant of a new 125 year lease to High Cross Garage (Balsall) Ltd with the ability within the terms of the new lease to sub-let the whole of the Premises,
3. Delegate authority to Executive Director of Resources (Legal Services) to effect the surrender of the existing lease and immediately complete the new 125 year lease upon the terms set out in this report.

List of Appendices included:

Appendix 1 – Site Plan

Other useful background papers:

None

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

Planning Committee

Will this report go to Council?

No

1. Context (or background)

- 1.1 The existing 125 year lease was granted in January 1989 for the construction of a car showroom as part of the Tenant's business,
- 1.2 The existing lease was granted for a premium and a peppercorn rent throughout the term of the lease,
- 1.3 The Tenant now wishes to redevelop the Premises for a supermarket and surrender the existing leasehold interest and for the Council to immediately thereafter grant a new 125 year lease at an market rent (reviewable on each fifth anniversary) with the ability to sub-let the whole of the Premises initially to a retail user.

2. Options considered and recommended proposal

- 2.1 The recommended option is to agree to the proposal, which involves the surrender of the existing lease and the grant of a new 125 year lease to High Cross Garage (Balsall) Ltd,
- 2.2 A second option would be to do nothing and allowing the existing situation to continue with the Council continuing not to receive any income from the Premises for the remainder of the existing lease,
- 2.3 It is recommended that the Council agrees to the Tenant's proposal and accepts a surrender of the existing lease and immediately grants a new 125 year head lease at a market rent (reviewable every 5 years) with the ability to grant a sub-lease of the whole to a retail user.

3. Results of consultation undertaken

- 3.1 The proposed occupier undertook community consultation on the proposed redevelopment prior to submitting a planning application for the redevelopment of the site,

4. Timetable for implementing this decision

- 4.1 Providing that Cabinet Member approval is secured it is expected that the surrender will be effected and the new 125 year lease completed within the next few months once planning permission is granted.

5. Comments from Executive Director of Resources

5.1 Financial implication

Approval of the recommendations in this report to grant a new 125 year lease will result in an additional income stream to the Council of £20k per annum, subject to upward only rent reviews every 5 years.

5.2 Legal implications

The surrender of the existing lease and the grant of the new 125 year lease in respect of the Premises represents the best value reasonably obtainable by the Council as verified by

the Council's Valuation Panel. This satisfies the Council's requirements to obtain best value under Section 123 of the Local Government Act 1972.

The Executive Director of Resources (officers within Legal Services) will complete the legal documentation in connection with the surrender of the existing lease and the grant of the new 125 year lease in accordance with appropriate procedures.

6. Other implications

6.1 The redevelopment of the site will be subject to the Council's planning policies.

The site lies within the Cannon Park Retail Centre designated within the Council's plans.

6.2 How is risk being managed?

The key risk is the grant of planning permission for the proposed redevelopment. The proposal will only be successful if planning permission is granted. A planning application has been submitted.

6.3 What is the impact on the organisation?

There is no significant impact on the organisation arising from this proposal. There will be a revenue resource and asset value created where previously there was none. Work will be generated for offices within Resources Directorate (Legal Services) in respect of the preparation and completion of the legal documentation

6.4 Equalities / EIA

This is a property transaction and an Equalities Impact Assessment is not required.

6.5 Implications for (or impact on) the environment

Environmental impacts will be assessed through the planning process and appropriate mitigation sought.

6.6 Implications for partner organisations?

There are no impacts for partner organisations.

Report author(s):

Name and job title: Geoff Robinson – Senior Valuation Surveyor

Directorate: Place

**Tel and email contact:
02476832761**

Enquiries should be directed to the above person.

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Nigel Clews	Assistant Director - Property Asset Management	Place	16 Oct 14	11 Nov 14
Julie Sprayson	Principal Legal Executive	Resources - Legal Services	13 Nov 14	13 Nov 14
Names of approvers for submission: (officers and members)				
Finance: Phil Helm	Finance Manager	Resources	13 Nov 14	13 Nov 14
Legal: Julie Sprayson	Principal Legal Executive	Resources	13 Nov 14	13 Nov 14
Director: Martin Yardley	Executive Director	Place	14 Nov 14	14 Nov 14
Members: Cllr Maton	Cabinet Member for Business Enterprise Employment		18 Nov 14	18 Nov 14

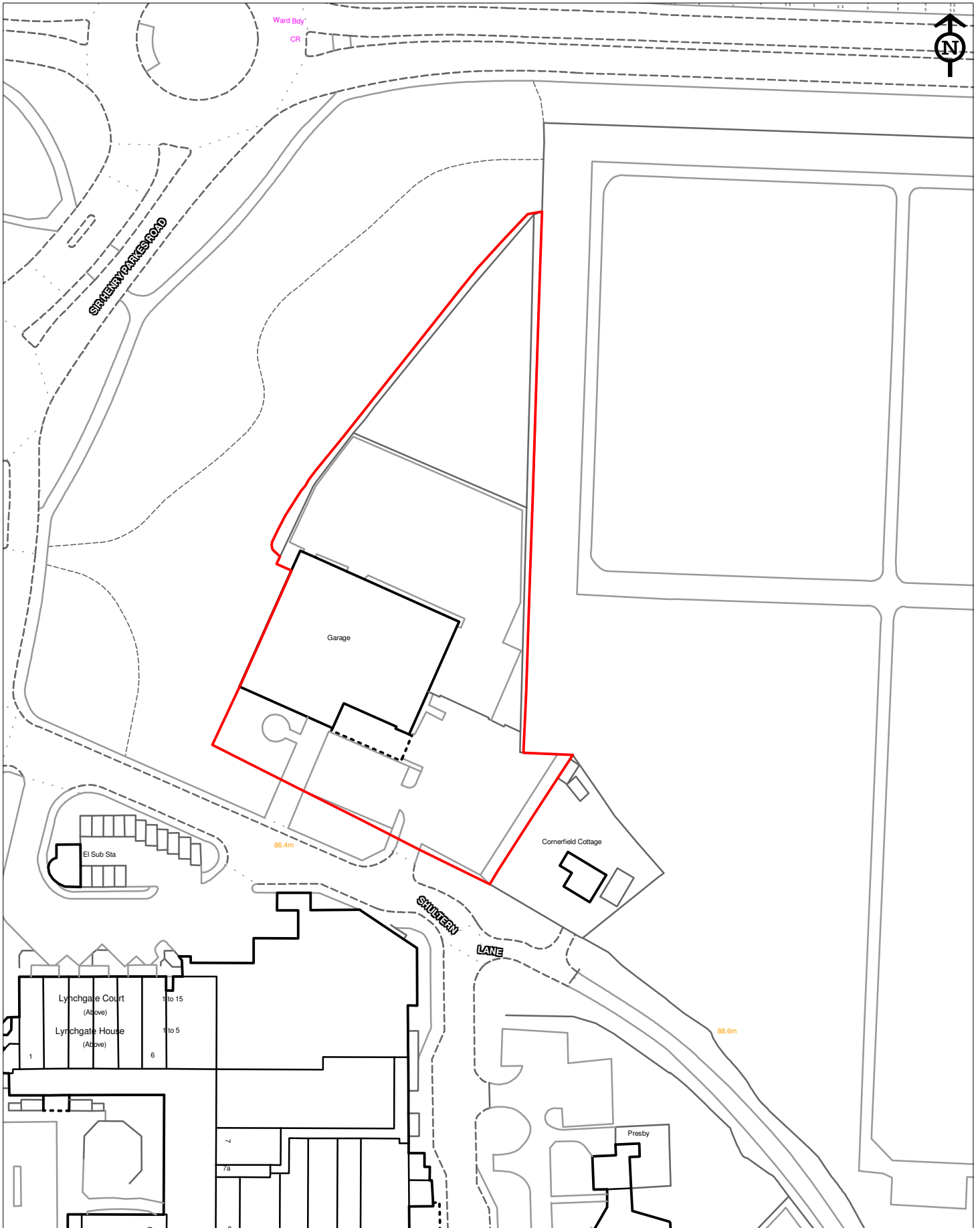
This report is published on the council's website:

www.coventry.gov.uk/meetings

Appendices

Site Plan

This page is intentionally left blank



PLACE DIRECTORATE
 PROPERTY MANAGEMENT DIVISION
 FLOOR 9 CIVIC CENTRE 4
 MUCH PARK STREET
 COVENTRY CV1 2PY
 TEL:024 7683 3054



Premises at Shultern Lane

Scale 1:1250
 O.S. Ref. No: 3076 NW

Drawn by :LPL
 LPR- 249 - 2014

Date:13/11/2014

Page 73

Martin Yardley - Director of Place Directorate
 Nigel Clews - Assistant Director Property Asset Management

Reproduced from the Ordnance Survey mapping with the permission of the controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 Coventry City Council Licence No. 076155(LA) 2014

This page is intentionally left blank

By virtue of paragraph(s) 3, 4 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3, 4 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3, 4 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

By virtue of paragraph(s) 3, 4 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank