



Cabinet Member for Business, Enterprise and Employment

Time and Date

10.00 am on Monday, 19 October, 2015

Place

Committee Room 2 - Council House

Public Business**1. Apologies****2. Declaration of Interests****3. Minutes** (Pages 5 - 8)

(a) To agree the minutes of the Cabinet Member for Business, Enterprise and Employment meeting held on 7 September, 2015

(b) 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. Freehold Disposal: Land at Deedmore Road, Henley (Pages 9 - 16)

Report of the Executive Director of Place

6. Disposal of Small Surplus Sites and Buildings (Pages 17 - 28)

Report of the Executive Director of Place

7. The Burges Proposed Townscape Heritage Initiative - Application for Heritage Lottery Funding (Pages 29 - 66)

Report of the Executive Director of Place

8. Long Leasehold: Land Disposal at Hales Street, Coventry (Pages 67 - 74)

Report of the Executive Director of Place

9. Canley Regeneration Programme - Freehold Disposal of Development Land (Pages 75 - 80)

Report of Executive Director of Place

10. **Outstanding Issues**

Report of the Executive Director of Resources

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. **Long Leasehold: Land Disposal at Hales Street, Coventry** (Pages 81 - 88)

Report of the Executive Director of Place

(Listing Officer: R. Moon, Tele: 02476 832350)

13. **Canley Regeneration Programme - Freehold Disposal of Development Land** (Pages 89 - 94)

Report of the Executive Director of Place

(Listing Officer: D. Cass Tele: 02476 832987)

14. **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, Resources, Council House Coventry

Friday, 9 October 2015

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

Membership:-

Councillor K Maton, Cabinet Member for Business, Enterprise and Employment

Councillors R Brown and J McNicholas, Deputy Cabinet Members for Business, Enterprise and Employment

Councillor G Crookes, Shadow Cabinet Member for Business, Enterprise and Employment

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

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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

Coventry City Council
Minutes of the Meeting of Cabinet Member for Business, Enterprise and
Employment held at 10.00 am on Monday, 7 September 2015

Present:

Members: Councillor K Maton (Cabinet Member)
Councillor J McNicholas (Deputy Cabinet Member)
Councillor G Crookes (Shadow Cabinet Member)

Other Members: Councillor R Lakha

Employees (by Directorate):

Place: K. Mawby, R. Young

Resources: S. Bennett, J. Sprayson

Apologies: Councillor R Brown (Deputy Cabinet Member)

Public Business

25. Declaration of Interests

There were no declarations of interest.

26. Minutes

The minutes of the meeting held on 24 August, 2015, were signed as a true record.

27. The Employment Support Service (TESS)

Further to Minute 6/15, the Cabinet Member considered a report of the Executive Director of Place which provided an analysis of the options to continue delivering supported employment provision, (TESS), for people with learning disabilities, autism, physical/sensory impairments and people with severe and enduring mental ill health, following a reduction in Council resources

The report outlined the following four options and the Cabinet Member received a detailed presentation from officers at the meeting regarding those options:-

- 1) In partnership with others develop a sustainable model for supported employment delivery in Coventry.
- 2) Externalise the service through a form of Social Enterprise
- 3) Merge the service with another local authority delivering supported employment provision
- 4) Close the service on 31 December, 2015

The report proposed alternative delivery models, recommended efficiencies within the service and outlined further activity required to secure the future of supported employment provision in Coventry.

The Cabinet Member questioned the officers on the four options, recognising the importance and benefits of reducing the gap between the employment rate of disabled and non-disable people.

RESOLVED that the Cabinet Member for Business, Enterprise and Employment:-

- (1) Recognises and endorses the work undertaken to analyse options, reduce the costs of the service and propose a sustainable future for supported employment in the City.**
- (2) Endorses the recommendation for the service to continue to operate within the City Council and to seek funding from the Clinical Commissioning Group and from within the Council to support this option (Option 1 in the report)**
- (3) Notes that externalising the service is not an option at this time due to reasons of service structure, additional costs and long term viability and requests that, should the formation of a Social Enterprise be an option in the future, then the research work carried out in this regard be shared with any appropriate organisation.**
- (4) Notes that merging the service with another supported employment deliverer is a feasible way forward but the current timescales prevent this being an immediate option.**
- (5) Requests that the City Council fund the service between January to March 2016 to allow for the outcome of funding discussions and applications to be known, and to consult as appropriate on a detailed delivery model.**
- (6) Requests that a further report outlining progress on this issue be submitted to the Cabinet Member meeting scheduled for 18 January, 2016.**

28. Outstanding Issues

The Cabinet Member noted a report of the Executive Director of Resources that identified those issues which the Cabinet Member had requested further reports on.

29. Any Other Items of Urgent Public Business

There were no other items of urgent public business.

(Meeting closed at 10.40 am)

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Cabinet Member for Business, Enterprise and Employment

19 October, 2015

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:

Henley

Title:

Freehold Disposal: Land at Deedmore Road, Henley.

Is this a key decision?

No

Executive Summary:

Following a review of the Council's property holdings the land at Deedmore Road is no longer required for operational purposes it is intended that the site be disposed of for the construction of medium density residential dwellings.

This report seeks approval to dispose of the land to support the Council's capital receipts programme.

Recommendations:

The Cabinet Member is recommended to:

1. Authorise the freehold disposal of the land by tender process to generate a best value consideration for the financial year 2015/2016.
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 purchase price.

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 land at Deedmore Road is a substantial development site located approximately 5 miles to the north east of Coventry city centre, in Henley, Coventry. It has an area of approximately 4 acres (1.6 hectares), and would be suitable for a medium density residential development. The site is located outside the New Deal for Communities agreement area.
- 1.2 The main building on the site was recently the subject of fire damage and has now been demolished. The site is now cleared and ready for development.
- 1.3 The Planning Department has shortlisted this site in the draft Strategic Housing Land Availability Assessment (SHLAA), as a site which could potentially accommodate medium density dwellings, subject to satisfying policy SCL14 (loss of community provisions) in the 2001 Coventry Development Plan (CDP). Medium density development is identified in the Coventry development Plan as 30 – 50 dwellings per hectare. This means the site could accommodate between 39 and 80 dwellings. Due to development constraints on the site it is anticipated that the final number of houses built will be at the lower end of this range, subject to planning.
- 1.4 It is recommended that the site be marketed with outline planning permission for the development of affordable 2 – 3 bed medium density dwellings, suitable for first time buyers, to maximise the value of the site.
- 1.5 The site was identified within appendix 3 – list of existing office assets in the 2013 Cabinet and Council report 'Starting the Friargate Business District to Regenerate the City, Transform the Council and Deliver savings' as a site to help to fund the Friargate project.

2. Options considered and recommended proposal

- 2.1 **Authorise the freehold disposal** - Authorise the freehold disposal of the land by tender process to generate a potential best value consideration and hence support the Council's capital receipt programme for the financial year 2015/2016. Any best value consideration should be accepted as it will contribute towards corporate resources. The sale of the land will also contribute to the physical, social and economic regeneration of the area, through the development of residential dwellings, and provision of construction jobs in Coventry.
- 2.2 **Decline the freehold disposal**- If the proposal is declined, the Council would be left with on-going maintenance liabilities and potential site remediation expenses. The Council would also forgo a potential capital receipt obtainable from a tender sale, which would have been allocated for corporate resources.
- 2.3 **Recommendation** - It is recommended that the Cabinet Member authorise the freehold disposal of the property by tender to generate a potential best value consideration, and hence support the Council's capital receipt programme for the financial year 2015/2016.

3. Results of consultation undertaken

- 3.1 The sale is subject to a planning application or other 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

Para 1.5 identified the site as The Eburne Adult Education Centre, which was the occupier of the property before it was fire damaged and demolished. It formed part of the Council's office sites which can be disposed of to help fund the Friagate project. Therefore the capital receipt is to be ring fenced for this purpose.

5.2 Legal implications

Any financial consideration received for the freehold disposal of the land, will represent the best value reasonably obtainable by the Council to be verified by the Council's Valuation Panel. This will satisfy the Council's requirement 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 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 land is made fully operational and thus contributing to the physical, social and economic regeneration of the 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 on-going maintenance liabilities and possible site remediation expenses.

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 successful purchaser.

6.4 Equalities / EIA

An equality impact assessment has not been undertaken by officers as the proposal set out in this report 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 property will be remediated from any contaminative sources, and made fully operational through the construction and occupation of residential dwellings.

6.6 Implications for partner organisations?

There are no partner implications

Report author(s):

Name and job title:

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Directorate:

Place Directorate

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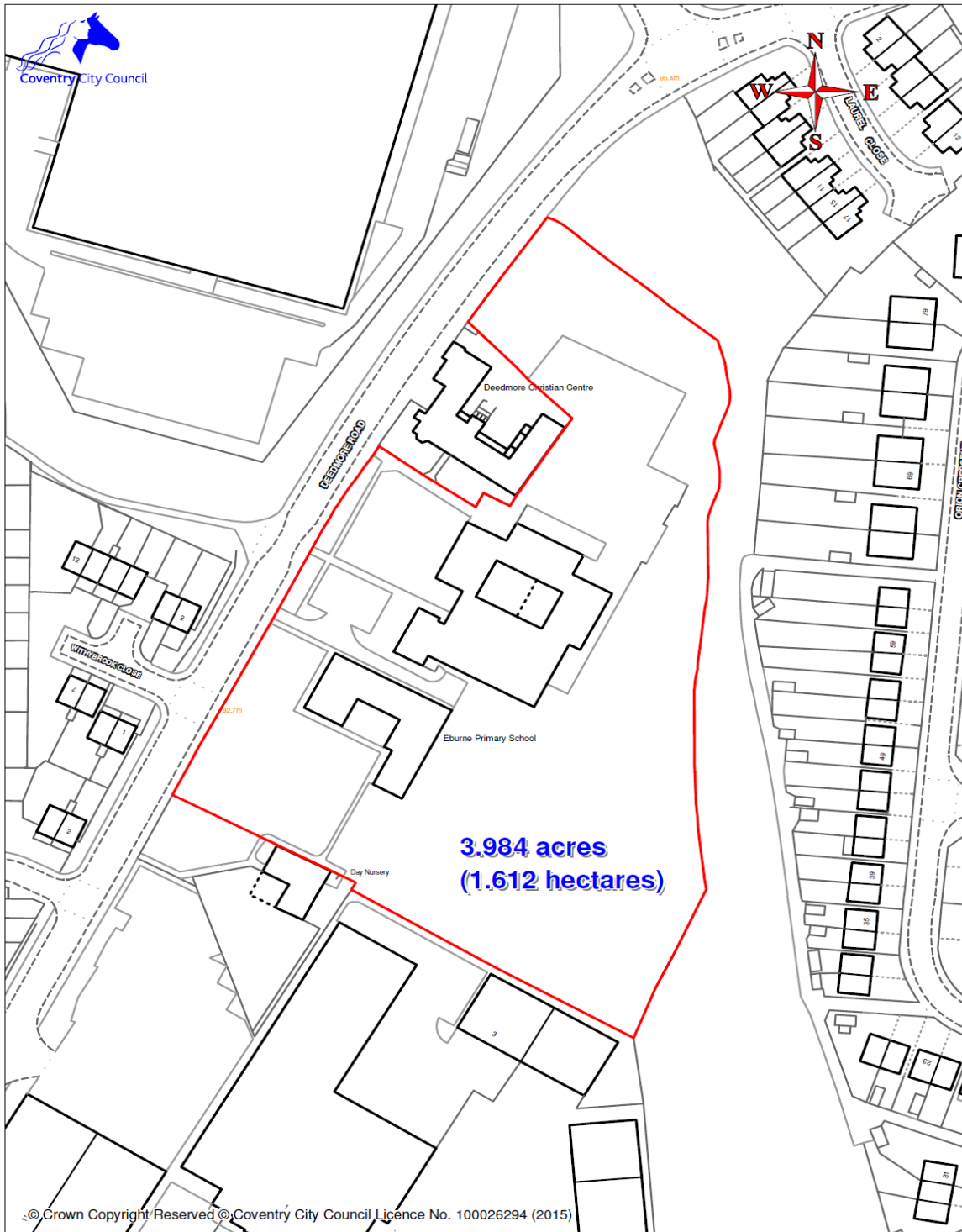
Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Richard Moon	Senior Development Executive	Place	21/9/15	21/9/15
Names of approvers for submission: (officers and members)				
Finance: Mark Williams	Lead Accountant Business Partner	Place Finance Team, Resources Directorate	21/9/15	23/9/15
Legal: Julie Sprayson	Property Lawyer	Place Team-Legal Services, Resources Directorate	21/9/15	21/9/15
David Cockroft	AD City Centre & Development Services	Place		
Suzanne Bennett	Governance Services Team Leader	Resources	29/9/15	29/9/15
Director: Martin Yardley	Director	Place		
Members: Councillor Maton	Cabinet Member for Business, Enterprise and Employment			

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Appendices

Eburne School, Deedmore Road, Coventry. Scale at A4 1:1250



Plan Production Date: 21/08/2015 This plan is for identification purposes only.

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Cabinet Member for Business, Enterprise and Employment

19th October 2015

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:

Foleshill, Radford, Upper Stoke, Binley and Willenhall and Wyken

Title:

Disposal of Small Surplus Sites and Buildings

Is this a key decision?

No – Individual site disposal proceeds will be below the threshold for reporting to Cabinet

Executive Summary:

Council officers are continually reviewing the Council's land holdings. A number of additional sites and buildings have been identified for disposal that are surplus to requirements, cost money to maintain or do not contribute adequately in terms of income. The sites identified in the attached appendix may have the potential to be developed for one or two dwellings or as part of a wider development site, including commercial uses but are too small to be included in the Coventry Strategic Housing Land Availability Assessment 2015 (SHLAA).

The sites identified are generally derelict, overgrown and do not have any strategic benefits for the Council to retain. The Council acting as planning authority is in principle supportive of the future development of the identified sites subject to full consideration by the Council through the planning application process.

The preferred method of disposal will be via auction to guarantee the capital receipts which will be received in this financial year.

Council officers will continue to review the Council's commercial property portfolio for opportunities to identify land and buildings that do not adequately contribute to the Council's resources and will bring forward further reports recommending disposal.

Recommendations:

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

1. Approve the freehold disposal of the sites identified in this report by auction or direct negotiation.
2. Delegate authority to the Executive Director of Resources to complete the necessary legal documentation and collect the consideration for the sale.

List of Appendices included:

List of sites to be declared surplus

Other useful background papers:

N/A

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

Report title: Disposal of Small Surplus Sites and Buildings

1. Context (or background)

- 1.1 Following a further review of the Council's land holdings, a number of sites and buildings have been identified where there are no strategic reasons for the Council to continue to retain them.
- 1.2 The identified sites and buildings are a mix of operation/non-operational and poor performing assets and in some instances are derelict, overgrown and are being used for fly tipping and anti-social behaviour. The subsequent development of these sites may generate requirements for planning obligations to improve the sites.
- 1.3 Following advice from Planning Policy, some of the identified sites are too small to be included in the Coventry SHLAA (Strategic Housing Land Availability Assessment); however the sites do have development potential for alternative uses or as part of a wider development site unless stated.
- 1.4 The preferred method of disposal is to submit four sites into auction and consider disposal of long leases by negotiating directly with one party in the best interest of the Council. It is expected that the majority of the disposals will be concluded this financial year 2015/2016 but also fall into 2016/2017.
- 1.5 A list of the sites with site plans identified for disposal is attached as Appendix 1 to this report.
- 1.6 The Assistant Director for Property Asset Management has delegated authority to dispose of property at auction and to agree terms for minor land disposals where the consideration is less than £50,000, in consultation with the Cabinet Member. Rather than submit separate reports for each disposal, one collective report has been produced.

2. Options considered and recommended proposal

- 2.1 **Disposal of the sites identified** – As specified earlier in the report, the sites do not form any strategic or operational purpose for the Council. The disposal of these sites, which are largely non-performing, will generate capital receipts for this financial year 2015/2016.
- 2.2 **Continue status quo** – If the identified sites are not declared surplus and released for disposal then there is a lost opportunity to generate a capital receipt for assets serving no strategic or operational purpose. The sites will therefore continue to remain overgrown and derelict and incur intermittent expenditure in response to fly tipping or other local anti-social uses.
- 2.3 It is therefore recommended that the sites identified are declared surplus and are disposed via the auction or direct negotiation.

3. Results of consultation undertaken

Ward Councillors have been notified where an identified site falls within their respective ward area and if they wish to submit any further comments.

4. Timetable for implementing this decision

- 4.1 Subject to Cabinet Member approval, the sites will be allocated for disposal in 2015/2016 and considered for auction or disposal through negotiation accordingly.

5. Comments from the Executive Director of Resources

5.1 Financial implications

Should the sites itemised in Appendix 1 be approved for disposal, proceeds are collectively estimated to generate in excess of £180,000. The capital receipts will contribute towards corporate resources for the financial years of 2015/2016 and 2016/2017.

5.2 Legal implications

The Executive Director of, Resources will complete the freehold conveyance/transfers of the sites identified in accordance with appropriate procedures and will collect the consideration for the disposal.

5.3 Officers have confirmed that the disposals at auction will represent "Best Value" in accordance with the Council's requirements to obtain the best consideration reasonably obtainable pursuant to the provisions of Section 123 of the Local Government Act 1972.

6. Other implications

Property Implications

The proposed transactions will dispose of sites that do not serve any strategic use and are therefore surplus to requirements and will contribute towards corporate financial targets as specified in paragraph 5.1 above.

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 receipts will contribute towards corporate resources whilst the disposal of sites will promote their development and support urban regeneration.

6.2 How is risk being managed?

The risks have been identified as per paragraph 2.2 with the loss of potential capital receipts.

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 Finance & Legal Services Directorate in processing the sales contracts for the auction and dealing with the completion of the sales post-auction.

6.4 Equalities / EIA

An Equality Impact Assessment has not been undertaken as the proposal concerns the disposal of land for redevelopment and no group will be impacted.

6.5 Implications for (or impact on) the environment

The impact will be positive as overgrown, derelict sites will be redeveloped and utilised in a more efficient manner than it currently is.

6.6 Implications for partner organisations?

There are no implications for any partner organisations.

Report author(s):

Name and job title:

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Directorate:

Place Directorate

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Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
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Richard Moon	Senior Development Executive	Place	07/10/2015	08/10/2015
Mark Andrews	Planning Policy Officer	Place	07/10/2015	08/09/2015
Suzanne Bennett	Governance Services Officer	Resources	07/10/2015	08/09/2015
Names of approvers for submission: (officers and members)				
Finance: Phil Helm	Finance Manager	Resources	07/10/2015	07/10/2015
Legal: Julie Sprayson	Property Lawyer	Resources	07/10/2015	07/10/2015
Director: Martin Yardley	Executive Director	Place	08/10/2015	08/10/2015
Members: Cllr Kevin Maton	Cabinet Member for Business Enterprise and Employment		08/10/15	08/10/15

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Appendix 1

List of sites for disposal

Site Address	Local Ward	Size (Acres)	Potential Plots* (estimated)	Recommendation
No 1: Land off Awson Street, CV6 5GJ	Foleshill	0.096	0	Subject to planning, alternative uses may be considered, obtain approval to dispose at auction.
No 2: Land off Hastings Road, CV2 4JE	Upper Stoke	0.389	3	Subject to planning, alternative uses may be considered, obtain approval to dispose at auction.
No 3: Land at Torcross Avenue, CV2 3NW	Wyken	0.109	1	Subject to planning, alternative uses may be considered, obtain approval to dispose at auction
No 4: Heathcote Street SSO Property, CV6 3BL	Radford	0.097	1	Existing SSO property. Obtain approval to dispose at auction
No 5: 6 Siskin Drive, CV3 4FJ	Binley and Willenhall	3.550	0	Existing industrial units, obtain approval to dispose the freehold interests and negotiate directly in the best interest of the Council.

Site No 1: Land at Awson Street, Foleshill, CV6 5GJ

0.096 acres comprising of hard standing land, located between residential properties, building yard and allotments. The land has been subject of fly-tipping, anti-social behaviour and cause of nuisance. Rights to access to the adjacent allotment will be retained. The land is managed, maintained and part of Place Directorate portfolio. Coventry and District Garden and Allotment Society are not interested in taking this land to extend the allotments.

Planning Policy Comments

The land in question appears to provide car parking for the adjacent allotments. The site is also situated in an isolated back-land location meaning development of the plot in isolation could prove difficult in terms of separation distances and creating an appropriate residential environment. The employment site to the south is included within the SHLAA, so in terms of longer term opportunities this could be incorporated into part of a wider scheme. Subject to maintenance of an appropriate buffer to existing residential properties and dependant on the detailed land use, the site could be used to extend the existing employment provisions. As an alternative, and notwithstanding viability concerns, a more formal green space offer could be provided or private parking provisions.



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



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

Land off Awson Street, Foleshill, CV6 5GJ
384 Sqm

Scale 1:500 Drawn by AW Date 17.03.2015

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Site No 2: Land Hastings Road, Upper Stoke, CV2 4JE

0.389 acres comprising of hard standing land, partially overgrown with vegetation, situated between residential development and allotments. The land is non-operational and subject of fly-tipping. Rights to access the adjacent allotment will be retained. The land is managed, maintained and part of Place Directorate portfolio. The Coventry and District Allotment Society do not want to use this land to extend the allotments

Planning Policy Comments

This site has previously been explored through the SHLAA but has not been shortlisted. Like the Awson Street site it suffers from changes in national guidance around back-land development. I note the linear development that has historically taken place to the east of the site, however for the above reasons this could be difficult to replicate under current policy and guidance. The small plot identified may be best served as part of the wider allotment site, perhaps providing new provision to the local community as part of offsetting the loss from another site. Alternatively, like Awson Street, a private parking offer may also be possible.



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



Coventry City Council

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

Land off Hastings Road, Upper Stoke, CV2 4JE
1,563 Sqm

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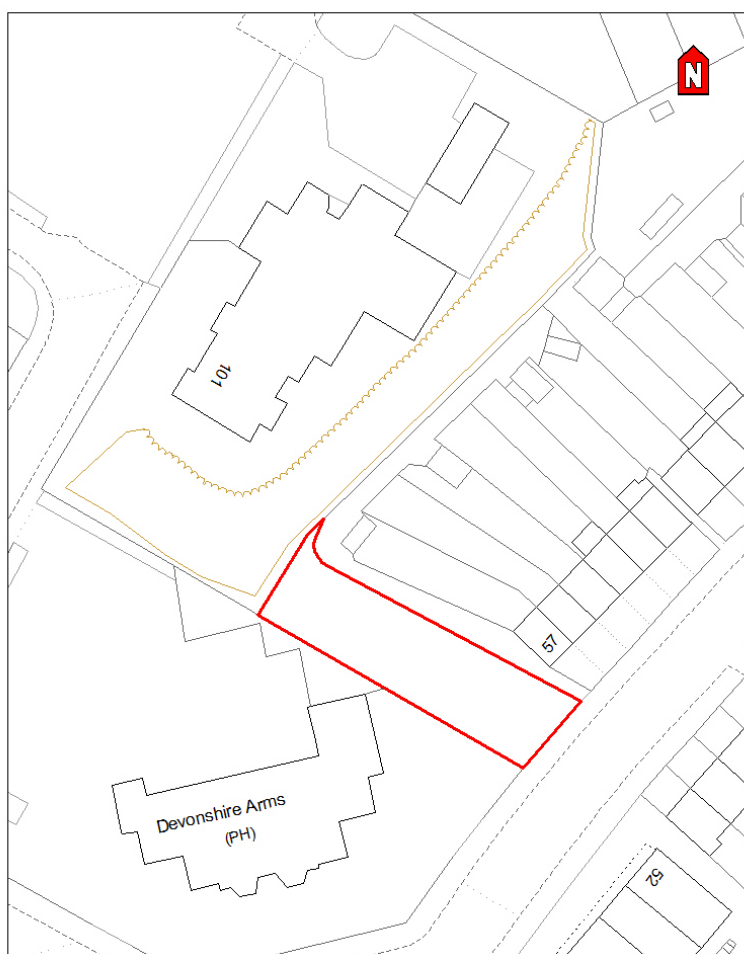
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Site No 3: Land at Torcross Avenue, Wyken, CV2 3NW

0.109 acres comprising of hard standing land, partially overgrown with vegetation, situated between residential development and commercial property. The land serves the rear access to selected properties on Torcross Avenue. The land is managed, maintained and part of Place Directorate portfolio.

Planning Policy Comments

The site is situated within a predominantly residential area with a range of key services and facilities available within short distance. It appears to be an area of overgrown scrub land with well-established vegetation, which could constitute incidental urban green space. The site represents a vegetated buffer between the rear of the public house and number 57 Torcross Avenue. The site also appears to provide a shared access to the rear of 57-75 Torcross Avenue. Given its sustainable location and position within a residential area, it is possible that a single property could be provided for on this site, subject to suitable design and satisfying policy GE8, should it be determined relevant. To fully understand this it may require a further investigation of the site to determine any ecological or biodiversity value. In terms of design it will be important to consider the existing street scene as all surrounding properties are either semi-detached or terraced rows. There are no visible detached properties and the site may be too small to accommodate 2 homes. It will also be essential to consider the proximity to the adjacent pub building which appears to have extended up to the boundary. If a land swap involving the access point was possible this could present the most suitable approach



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


441 Sqm - Land adj 57 Torcross Avenue

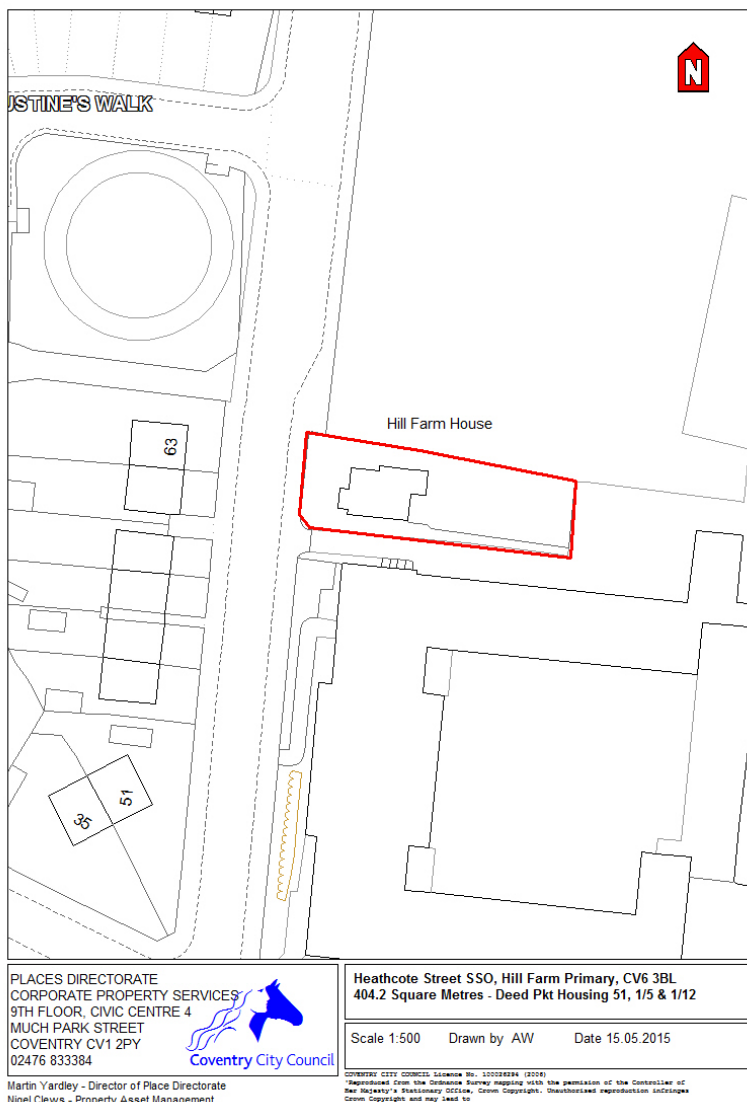
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Martin Yardley - Director of Place Directorate
Nigel Clews - Property Asset Management

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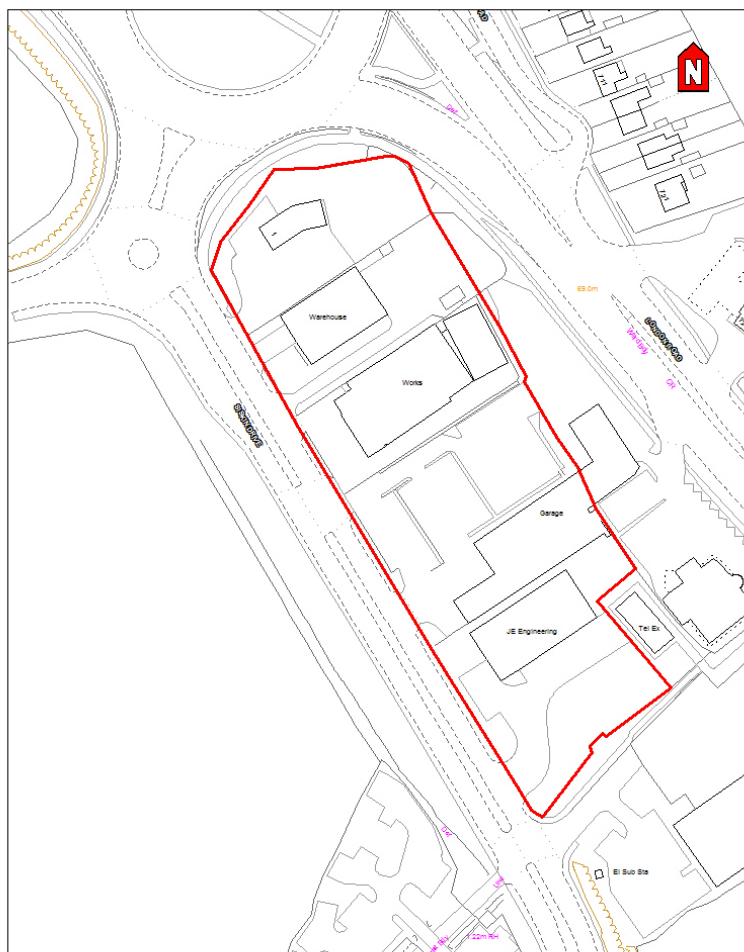
Site No 4: Heathcote Street, SSO Property, Radford, CV6 3BL

0.097 acres comprising of a detached 3 bed property, located next to Hill Farm Academy. Prior to becoming an Academy, the school entered into two separate leases with the Council (one for the school and another for the SSO property). The purpose of entering into two separate leases was to ensure that if the SSO property was surplus to Education requirements, the property would be surrendered back to the Council as part of the conditions and then it could subsequently be sold on the open market. The property is leased to Hill Farm Primary Academy, and Education have not objected to any potential disposal on the open market.



Site No. 5 Units 1-6, Toll Bar End, Siskin Drive Industrial Estate

In 1995 the Council granted a 999 year lease at a peppercorn without review in exchange for a premium of a 3.5 acre site forming part of the Siskin Drive Industrial Estate. The site is now fully developed and following discussions with one of the lessees regarding boundary rationalisation the possibility of a freehold disposal for a premium has been raised. Once complete we anticipate that the other lessees may approach the Council to buy their freeholds and thus enable further capital receipts. In view of the very long leases without the prospect of any income this will present the opportunity for further capital receipts at minimal risk to the Council.



PLACES DIRECTORATE CORPORATE PROPERTY SERVICES 9TH FLOOR, CIVIC CENTRE 4 MUCH PARK STREET COVENTRY CV1 2PY 02476 833384 	Siskin Drive - Plots 1-6 3.550 Acres
	Scale NTS Drawn by AW Date 07.10.2015

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

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Public report

Cabinet Member for Business, Enterprise & Employment

19 October 2015

Name of Cabinet Member:

Business, Enterprise & Employment – Councillor Maton

Director Approving Submission of the report:

Executive Director of Place

Ward(s) affected:

St. Michaels

Title: *The Burges Proposed Townscape Heritage Initiative – Application for Heritage Lottery Funding*

Is this a key decision?

No

Executive Summary:

In December 2014 Planning Committee approved the Lady Herbert's Garden and Burges Conservation Area Appraisal and Management Plan. Significantly, this appraisal and management plan extended the Lady Herbert's Garden Conservation area to include properties in the Burges, Hales Street and Palmer Lane.

Based on the success of the Far Gosford Street Townscape Heritage Initiative (THI), the Council and its heritage partner, Historic Coventry Trust, were invited to submit an application for funding to develop a THI proposal for the area bounded by the Burges, Hales Street and Palmer Lane to complement the recent Heritage Lottery Funded extension to the Motor Museum and refurbishment of the Old Grammar School

The Council, in partnership with Historic Coventry Trust, has developed a proposed outline scheme to regenerate the Burges part of the Conservation Area and has submitted a Stage 1 (development grant) application for grant funding to the Heritage Lottery Fund, to provide the majority of the funding required to work up the detailed scheme for implementation and funding. If this application is successful, the funding awarded together with a small City Council matched contribution, will permit a full application for capital and revenue funding to be worked up in detail for a Stage 2 (delivery grant) application to HLF. It is proposed that the Council would act as the accountable body for the development grant. The area covered is shown on the Plan in Appendix 1 of this report.

The outline scheme covers a number of interventions which would enhance the appearance and economic viability of the Burges, similar to the model used for Far Gosford Street Regeneration.

A number of external funding applications would be sought to form a funding package to cover the project.

The activities that a full Townscape Heritage Initiative (THI) would support include:-

1. Property improvement grants
2. Public realm improvements
3. Gap site intervention
4. Community consultation & participation programme

The area covered by the proposed Townscape Heritage Initiative is in mixed public and private ownership. (see Appendix 2 Property ownership plan)

The THI Stage 1 application has been submitted and approval is sought retrospectively to 1) approve the submission of the application 2) if successful, for the Council to act as the accountable body and 3) for the Council to contribute £20,000 to the overall development fund applied for amounting to £192,000.

Recommendations:

Cabinet Member for Business, Enterprise and Employment is asked to:-

1. Approve retrospectively the submission of the stage 1 application to Heritage Lottery Fund, Townscape Heritage Initiative for the Burges Regeneration Project for £172,000.
2. Approve a local match contribution of £20,000 from the Council's own funds towards the £192,000 Stage 1 budget which will be utilised if the HLF Stage 1 application is successful.
3. Authorise the Council to act as the accountable body for the Stage 1 grant award if successful.
4. Authorise applications to other funding providers to develop a funding package for delivery of a phase 2 submission.

List of Appendices included:

Appendix 1 – Regeneration Area and proposals
Appendix 2 – Ownership Plan
Appendix 3 - Masterplan

Other useful background papers:

Lady Herbert's Garden & The Burges Conservation Area Appraisal

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

Report title: The Burges Proposed Townscape Heritage Initiative – Application for Heritage Lottery Funding

1. Context (or background)

- 1.1 The Townscape Heritage project focuses on the Burges area that was given Conservation Area status in December 2014 following an expansion of the Lady Herbert's Garden originally designated in 1969.
- 1.2 This area has been chosen for restoration / regeneration because it is one of the city centre's last surviving historic areas with buildings and streets of medieval origin with later 19th century additions. The Burges is also home to a number of locally listed buildings. There has been recent public realm investment in the vicinity. The Burges, Hales Street and Palmer Lane area would benefit greatly from investment in the buildings, public realm improvements and by seeking to address and develop gap sites. Together, these improvements would improve the area and provide the incentive for others to invest.
- 1.3 The area has considerable potential and its location next to the Transport Museum and close to the Cathedral Quarter and the Heritage Lottery Funding restored St John's Hospital/ Grammar School.
- 1.4 Based on the success of the Far Gosford Street THI scheme the Council and its heritage partners were invited to submit an application to develop a further THI scheme. The application has been submitted and retrospective approval is sought for the Council to act as the accountable body and contributor to the development application.

2. Options considered and recommended proposal

- 2.1 There is only one real option to consider, whether to support the application submitted or withdraw it.
- 2.2 Option one - withdraw the application / do nothing – this will lead to further decline and deterioration of the area.
- 2.3 Option two - support the Heritage Lottery Townscape Initiative stage 1 application and commit £20,000 from the Council's budget to secure a successful Stage 1 application for £172,000 of funding. This collective development stage budget of £192,000 will further develop and explore the feasibility of a THI scheme and provide the springboard for applications for further funding applications to support it. The elements of the scheme to be developed with the Stage 1 grant include a costed application and programme for development funds for :-
 1. Restoration of buildings historic fabric including the building repairs and reinstatement of architectural detail.
 2. Gap site / infill developments
 3. Public realm improvements and improvements to the exposed area of the River Sherbourne (Palmer Lane)
 4. A public participation and stakeholder activity plan
 5. A stage 2 THI application to support these proposals
- 2.4 The officer recommendation is to support the Heritage Lottery THI Stage 1 application for the Burges.

3. Results of consultation undertaken

- 3.1 Consultation was carried out as part of the formal adoption process of the Conservation Area appraisal plan.
- 3.2 No formal public consultation has taken place regarding the HLF submission. If the stage 1 grant is successful, public consultation will take place as part of the projects development stage and form the basis of the Stage 2 application for funds to implement the proposals.

4. Timetable for implementing this decision

- 4.1 If the recommendation to support is granted the following indicative timetable will be followed :-
 - 4.1.1 The Stage 1 application to Heritage Lottery, Townscape Heritage Initiative was submitted on 1 September 2015.
 - 4.1.2 Approval to stage 1 application by the HLF is anticipated in January / February 2016
 - 4.1.3 Development Stage work for Stage 2 application March 2016 – January 2017. This is the stage when the £20,000 from the Council's budget and £172,000 Townscape Heritage Grant would be spent.
 - 4.1.4 Cabinet approval for stage 2 submission December 2016
 - 4.1.5 Stage 2 submission January 2017
 - 4.1.6 Approval of Stage 2 application March / April 2017
 - 4.1.7 Physical implementation 2017 – 2020

5. Comments from Executive Director, Resources

5.1 Financial implications

The report requests retrospective approval for the submission of a stage 1 application to the HLF THI which was submitted in September 2015.

If the stage 1 submission is successful, the Council is required to contribute £20,000 towards the project development stage, leveraging in £172,000 Heritage Lottery grant to prepare a stage 2 bid. The £20k local contribution will be identified from within the existing Place budgets.

As accountable body for the development grant, the Council would need to ensure procurement processes are followed, payments processed and claims submitted to the Heritage Lottery Fund.

The submission and successful award of a subsequent stage 2 application could unlock in the region of £2m of HLF funding overall which will require further match funding to be sourced which will be fully investigated during the Stage 1 development phase.. This could come from a number of sources e.g. other public funders, section 106 agreements and involve the transfer of Council assets into the Coventry Heritage Trust. Full details will be worked up and approval would be subject to separate report to Cabinet in the event stage 1 bid was successful.

5.2 Legal implications

If successful the Council will be accepting a grant of £172,000 for the development stage work and compliance with any funding criteria and requirements. The Council would be the accountable body for the funding.

It is likely that the Council will be required to enter into an agreement with Heritage Lottery Funding to govern the terms and conditions of the grant funding. Officers within Legal Services will agree and complete any such agreement.

The Council will appoint the external consultants required to carry out the development stage work.

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 success of the Stage 1 application will allow the release of funds to spend on the development of the project to a deliverable scheme. The delivery of the overall scheme will regenerate and improve the appearance of the Conservation Area. In addition it will restore property, preserve our heritage, create new improved public realm, develop brownfield land and compliment other Council projects i.e. Transport museum, Old Grammar School, City Centre improvements.

The restoration of this area will also be a positive factor to the City of Culture bid.

6.2 How is risk being managed?

Risk will be managed by the Council. The main risk is that the Stage 1 application is not approved and the project will not proceed further.

The Council will incur risk as the Accountable body in administering the grant but has a track record of successfully managing external grants delivered with partners.

6.3 What is the impact on the organisation?

The project will have the following impact on the organisation:-

The project will generate revenue for staffing

The project proposals include the upgrading and restoration of Council owned land and property.

The organisation will expend £20,000 on Burges ????on the development stage as detailed in the financial section of this report.

6.4 Equalities / EIA

The report recommendations do not affect the Council's policy, provision of any service or its statutory functions. It is not required to undertake an Equality Impact Assessment.

6.5 Implications for (or impact on) the environment

The Project will bring about positive environmental impacts:-

Restoration of buildings

Development of brownfield land

River Sherbourne Improvements

Reusing reclaimed materials

6.6 Implications for partner organisations?

The project will be delivered in partnership with Historic Coventry Trust.

Report author(s):

Name and job title: Nicola Poole Project Manager

Directorate: Place

Tel and email contact: 02476 786297 nicola.poole@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
Barry Butterworth	Development Manager	Place	23rd September 2015	2 nd October 2015
Suzanne Bennett	Governance Services Officer	Resources	1 st October 2015	2 nd October 2015
Nigel Clews	Assistant Director	Place	24 th September 2015	2 nd October 2015
Other members				
Names of approvers for submission: (officers and members)				
Phil Helm	Senior accountant	Resources	29 th September 2015	25/09/15
Legal: Name	Julie Sprayson	Resources	25 th September 2015	29/09/15
Martin Yardley	Director	Place	29 th September 2015	2 nd October 2015
Councillor Kevin Maton	Cabinet Member for Business, Enterprise & Employment	Place	29 th September 2015	Agenda Conference 6/10/2015

This report is published on the council's website:

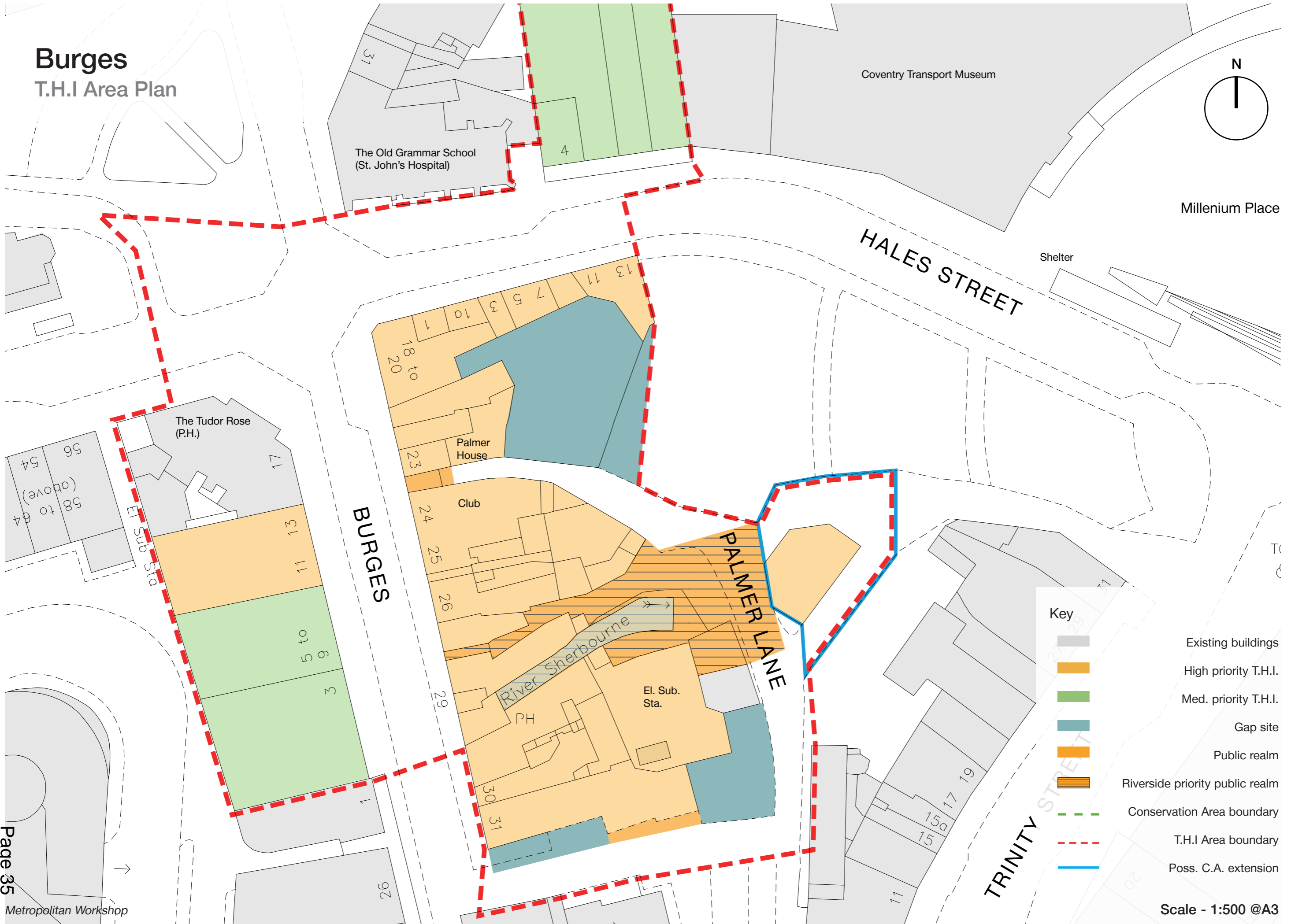
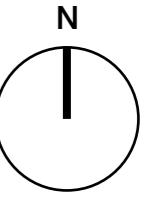
www.coventry.gov.uk/councilmeetings

Appendices

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Burges

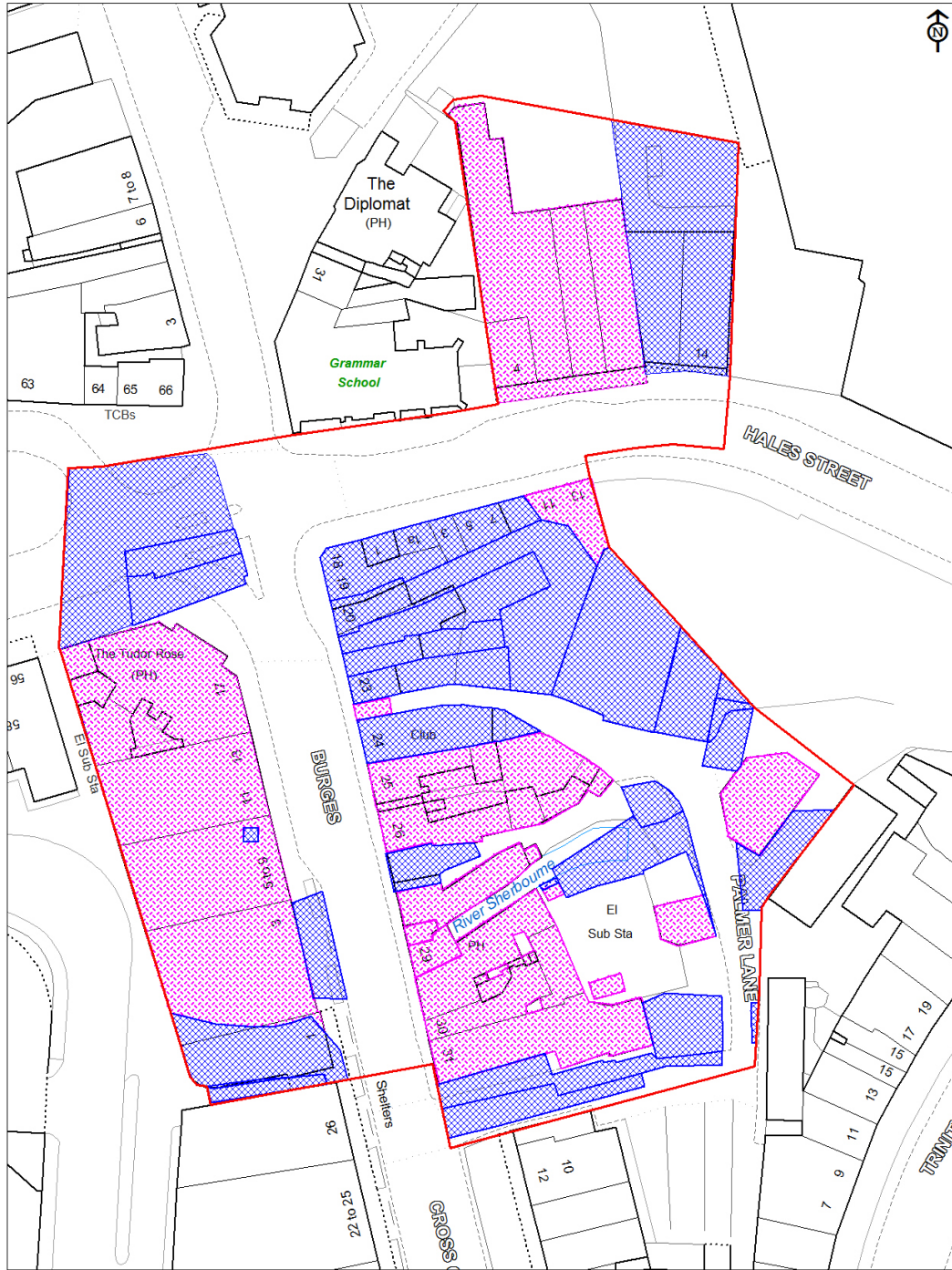
T.H.I. Area Plan



- Key**
- Existing buildings
 - High priority T.H.I.
 - Med. priority T.H.I.
 - Gap site
 - Public realm
 - Riverside priority public realm
 - Conservation Area boundary
 - T.H.I. Area boundary
 - Poss. C.A. extension

Scale - 1:500 @A3

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 STRATEGY & PERFORMANCE
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 MUCH PARK STREET
 COVENTRY CV1 2PY
 TEL 024763054


 Martin Yardley - Director of City Services and Development
 Nigel Ciews - Assistant Director Property Asset Management

Burges, Coventry

Scale 1:500 Drawn by:LPL Date:19/08/2015
 O.S. Ref. No:3379 SW LPR-166 - 2015

-  Council Ownership land & Buildings
-  Non Council Ownership & Buildings

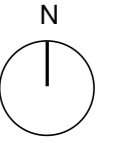
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Palmer Lane & The Burges
Townscape Heritage Initiative (THI)
Application Plans and Sketch Proposals
September 2015



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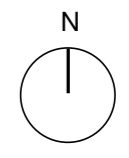


Scale 1 : 2000

Location of proposal 

Location Plan

Conservation Area Plan



Millennium Place

HALES STREET

Shelter

The Tudor Rose (P.H.)

BURGES

CROSS CHEAPING

River Sherbourne

PALMER LANE

El. Sub. Sta.

TRINITY STREET

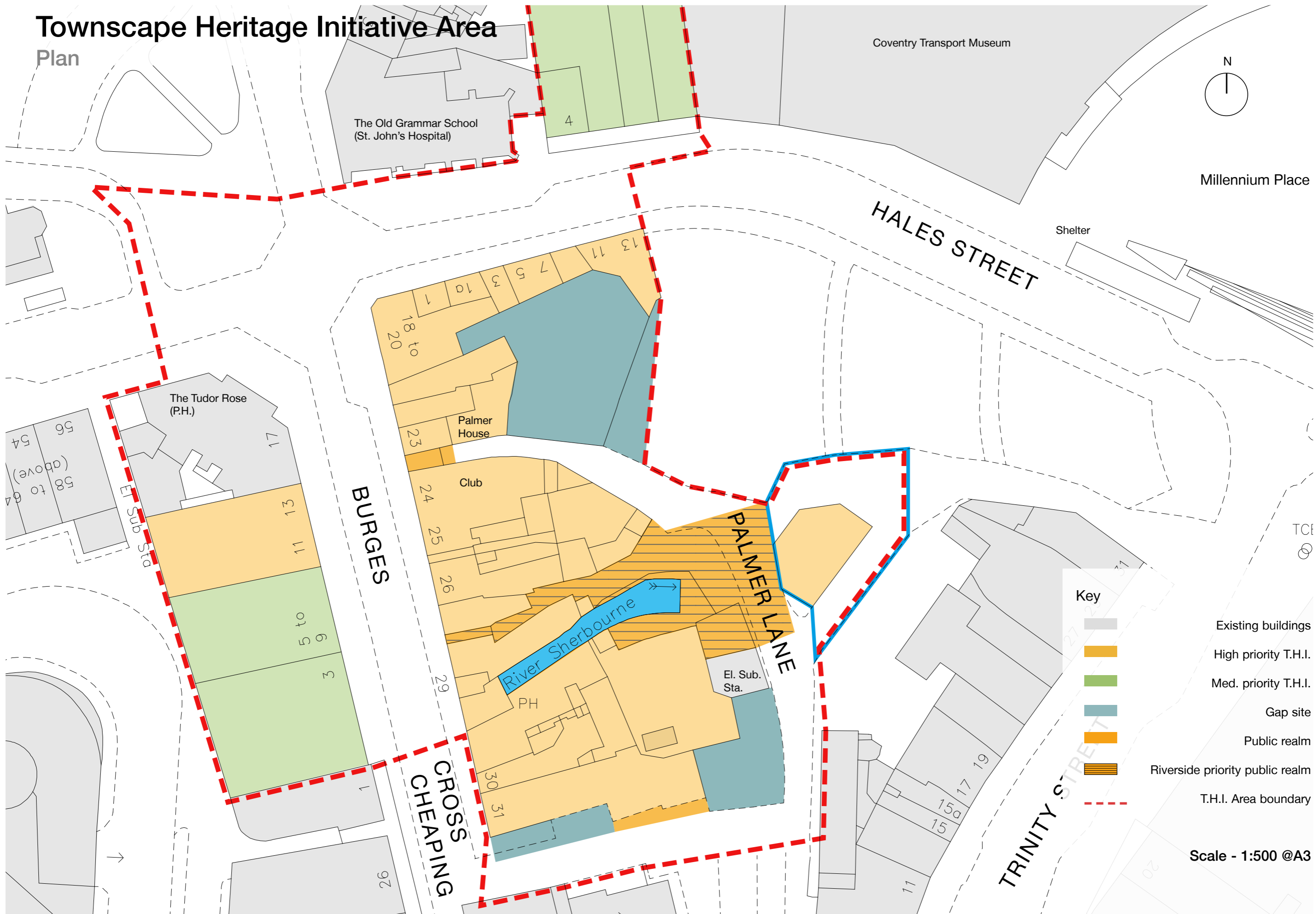
Key

- Existing buildings
- High priority T.H.I.
- Med. priority T.H.I.
- Gap site
- Public realm
- Riverside priority public realm
- Conservation Area boundary
- Potential Conservation Area extension

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Townscape Heritage Initiative Area

Plan

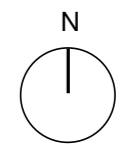


Key

- Existing buildings
- High priority T.H.I.
- Med. priority T.H.I.
- Gap site
- Public realm
- Riverside priority public realm
- T.H.I. Area boundary

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Land Ownership Plan



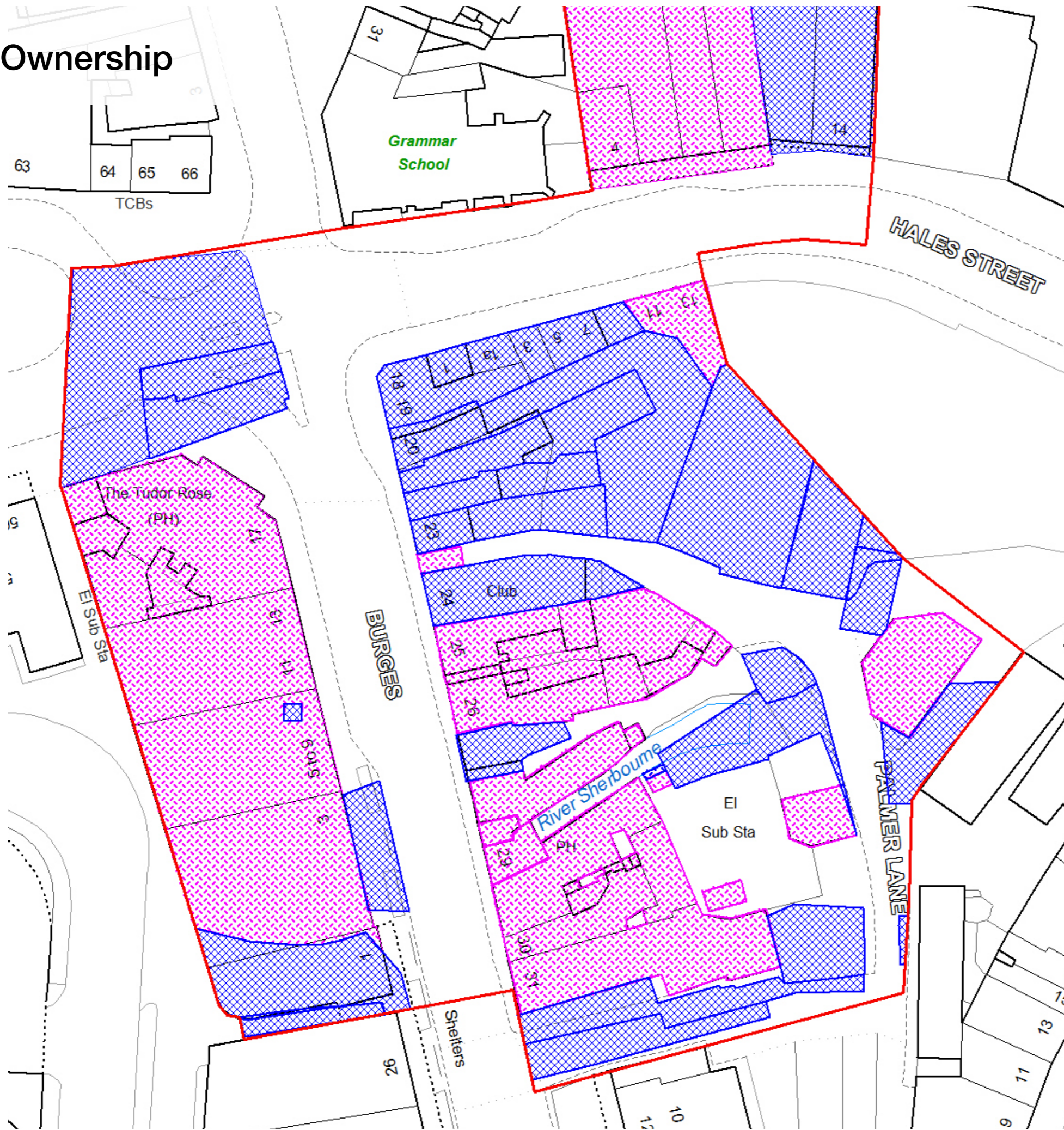
Millennium Place

Key

	Trust / Council
	City Corp. Holdings Inc.
	Bhimjiyani & Rodrigues
	Parekh
	Mangat
	Enterprise Inns Pub
	Singh
	Forbidden Planet Ltd.
	Electricity substation

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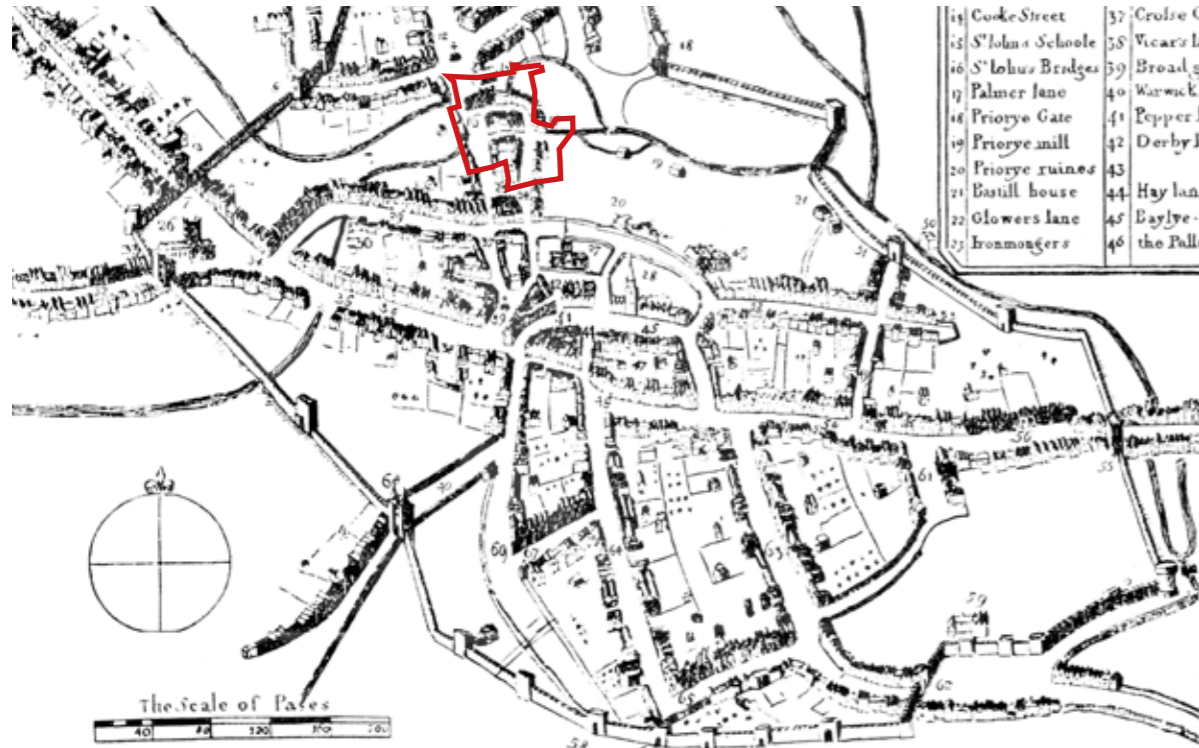
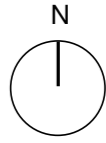
Land Ownership Plan



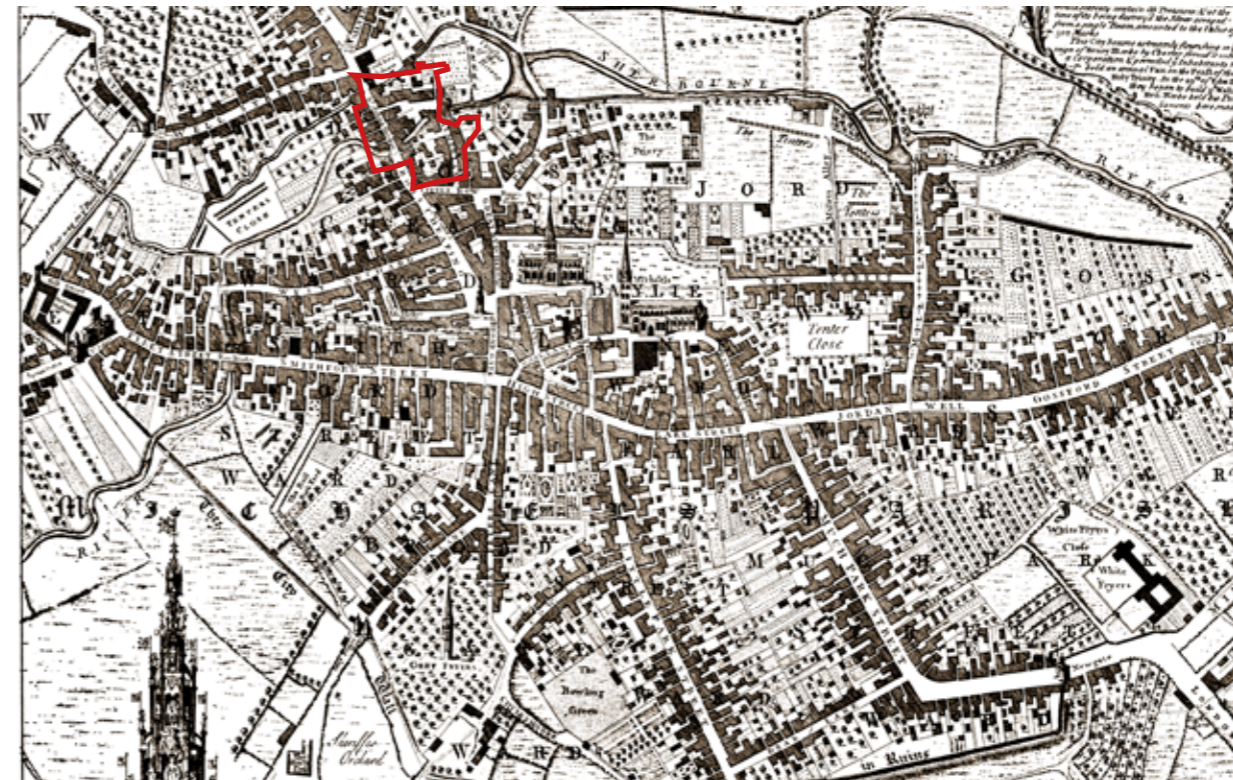
- Council Ownership land & Buildings
- Non Council Ownership & Buildings

Context

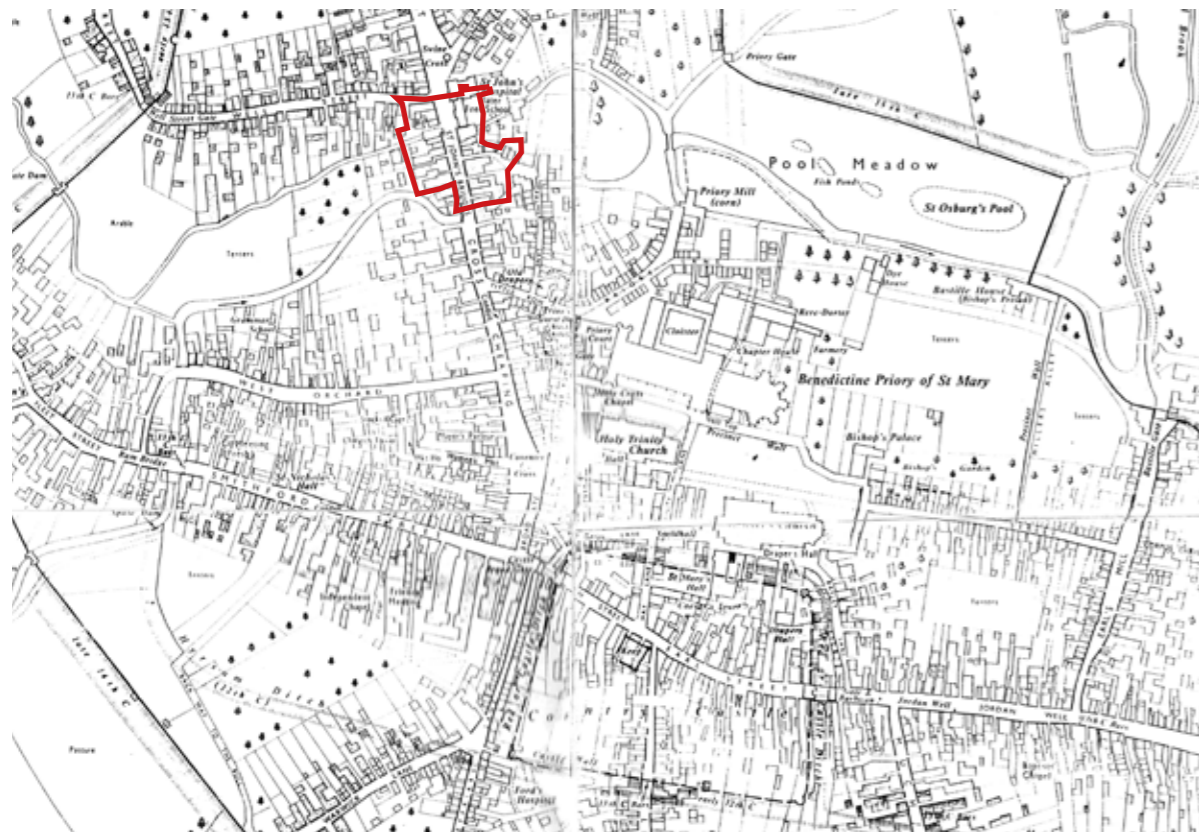
Historic Maps



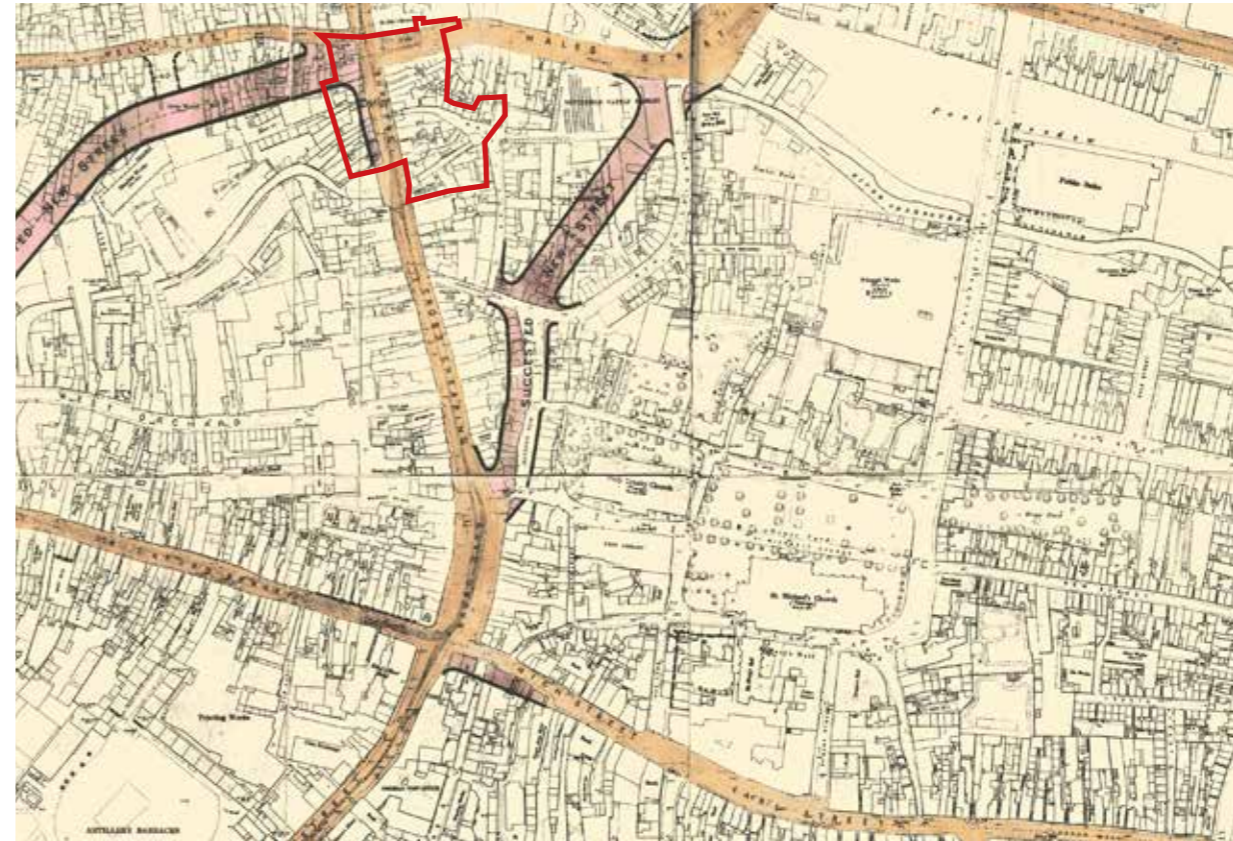
1610



1749



1850



1936

Key



Approximate location of modern day site

Context

Historic Streetscape



A) Burges, 1892



B) Burges, 1927

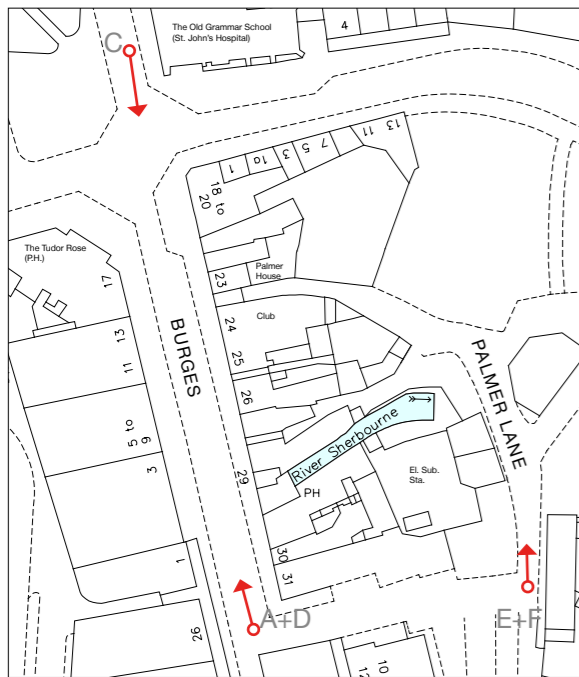


C) Burges, 1932



E) Palmer Lane, early 1900's

Key plan



D) Burges, 1938

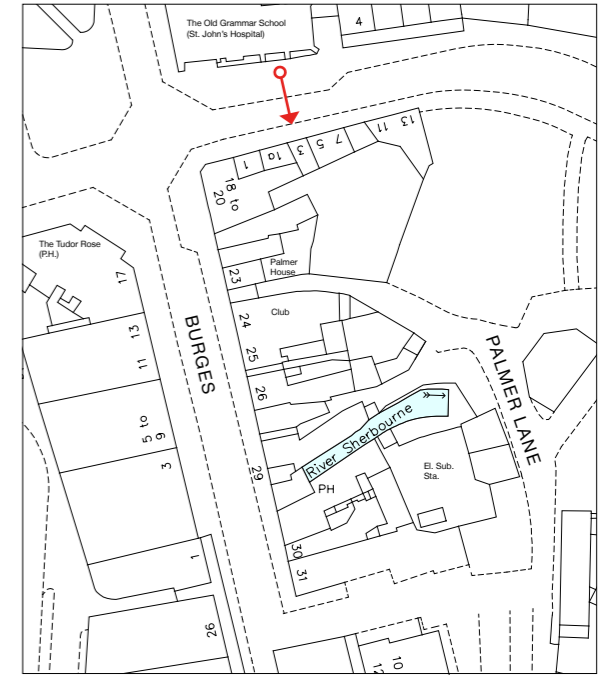


F) Palmer Lane, c.1800's

Context

Existing Streetscape

Key plan

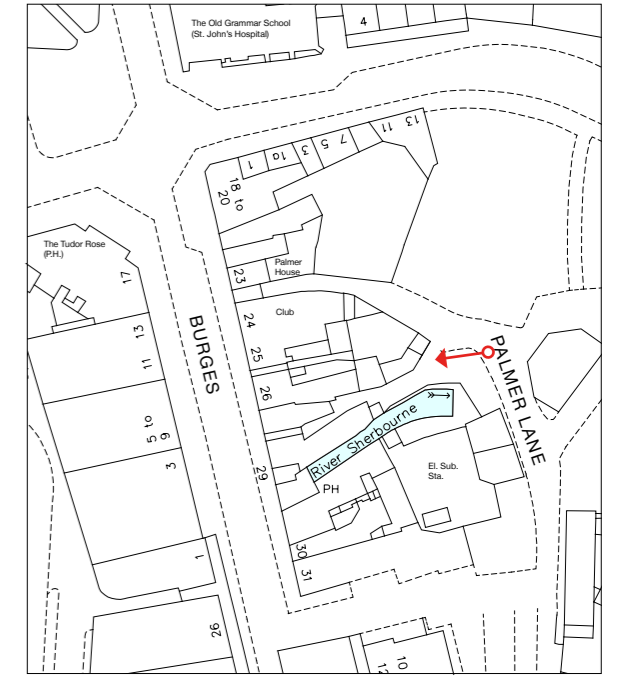


Hales Street

Context

Existing Streetscape

Key plan



Metropolitan Workshop / Palmer Lane & The Burges TH1

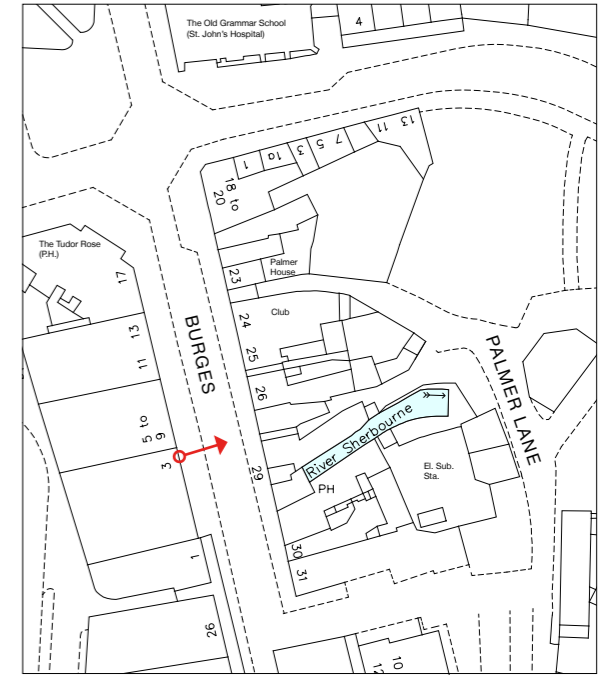


Palmer Lane

Context

Existing Streetscape

Key plan

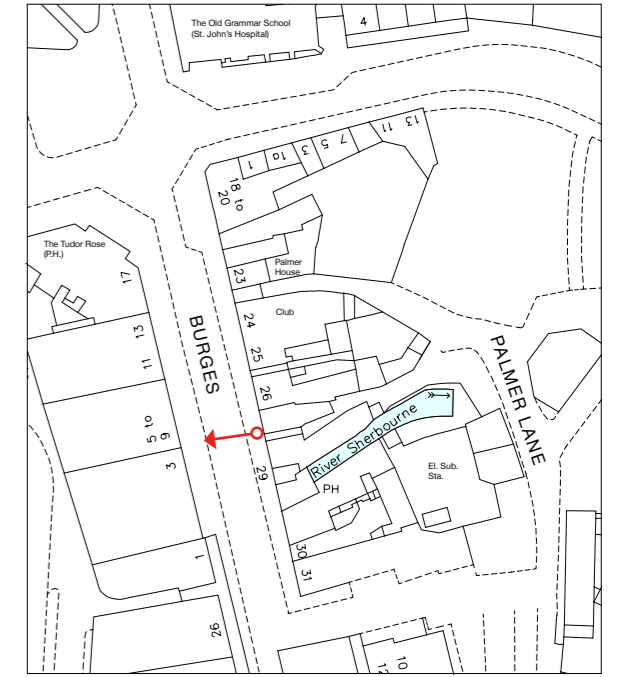


The Burges
(east facing)

Context

Existing Streetscape

Key plan



Metropolitan Workshop / Palmer Lane & The Burges TH1



The Burges
(west facing)

Context

Building Fabric



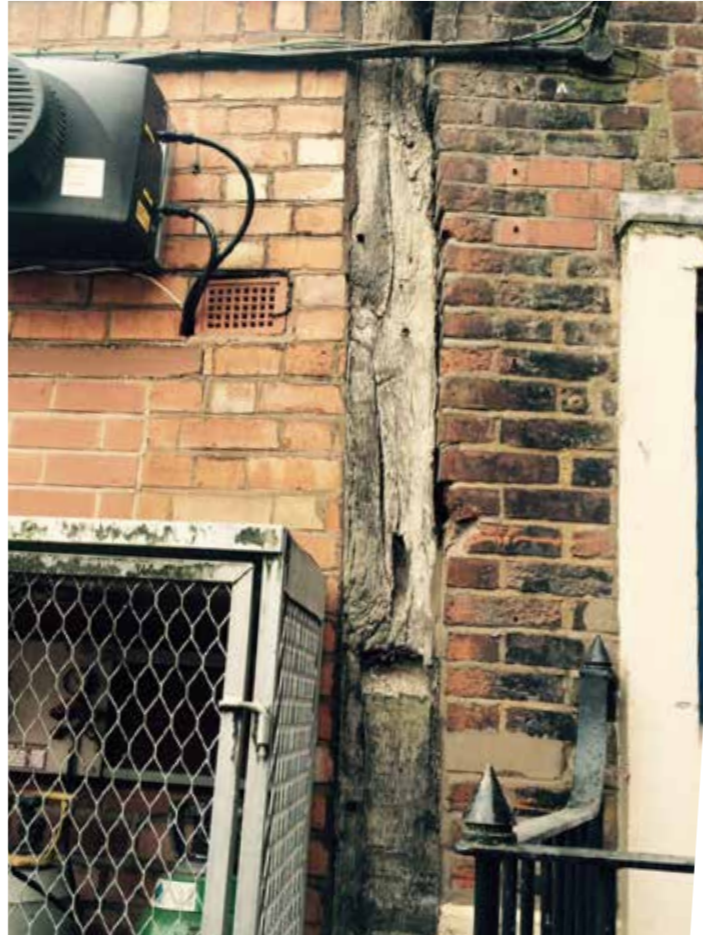
Context

Building Fabric



Context

Historic Building Fabric



Context

Dereliction



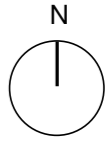
Context

Issues



Sketch Proposals

Precedents



Retail Space



Street frontage regeneration



Kiosk



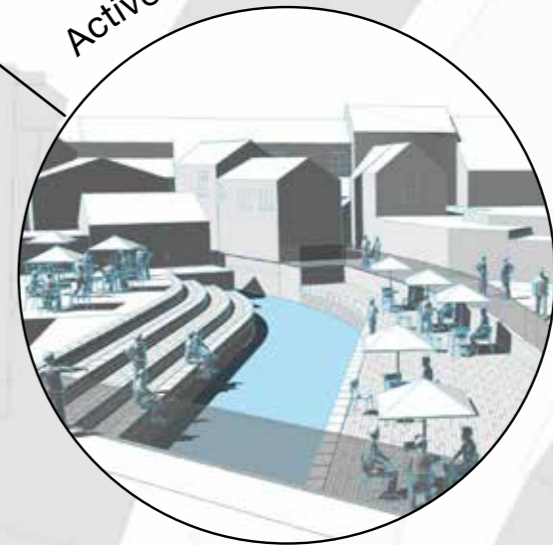
Historical building preservation



Improved Public Realm

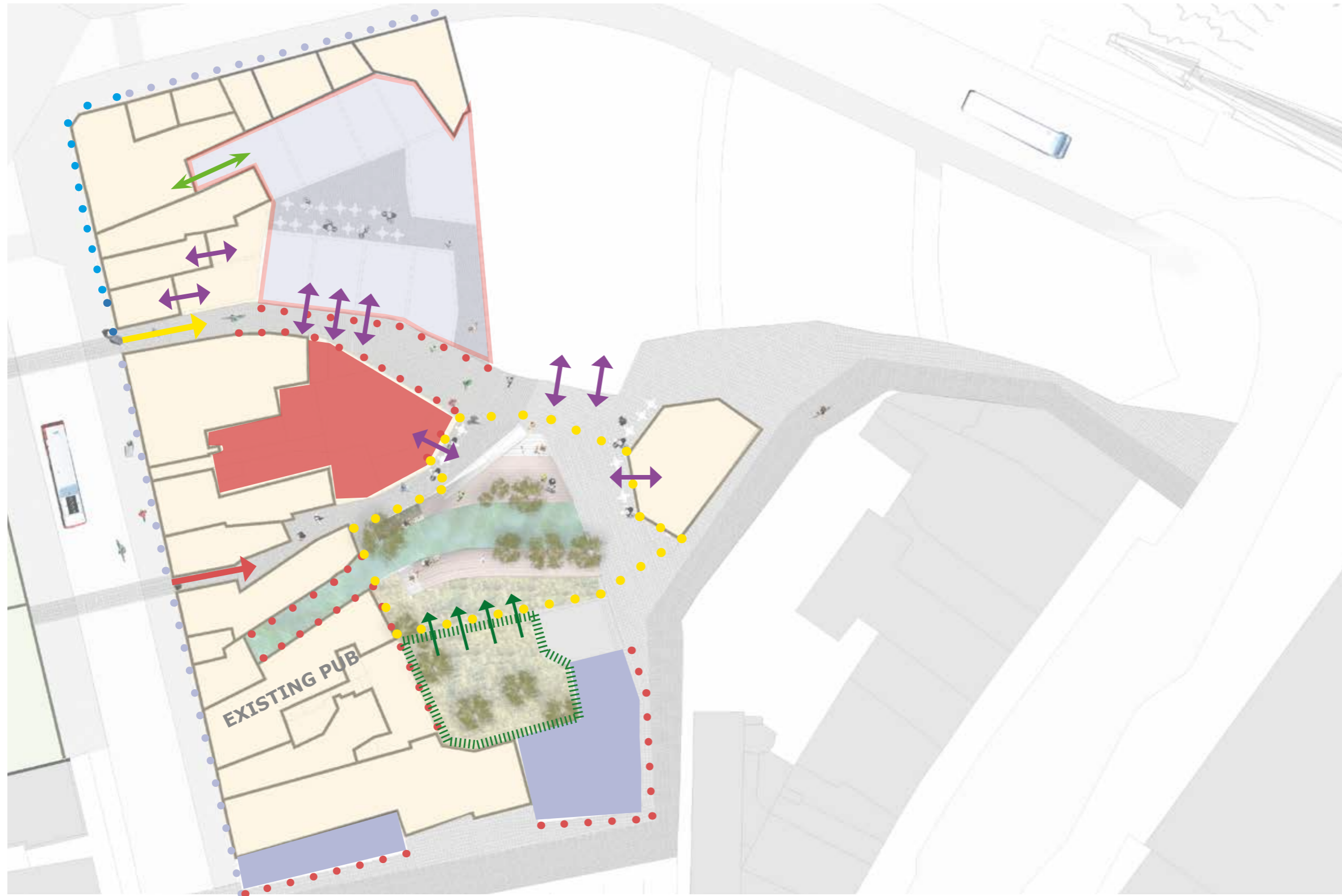
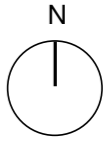







Active Riverside

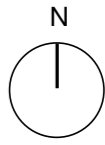


Sketch Proposals

Plan



-  New Development
-  Building to be Demolished & Rebuilt
-  New Active Frontage
-  New Riverside Regeneration
-  New Site Entrance
-  Public Realm Connections
-  Existing Access
-  Existing Buildings
-  New Retail Space
-  Frontage to be Retained
-  Shopfront Refurbishment
-  Potential Link Between Units
-  Regeneration of Pub Garden
-  Connection to Riverside



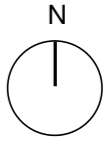
• • • Historic building fabric to be refurbished

Sketch Proposals

Historic building fabric to be refurbished

Sketch Proposals

Plan



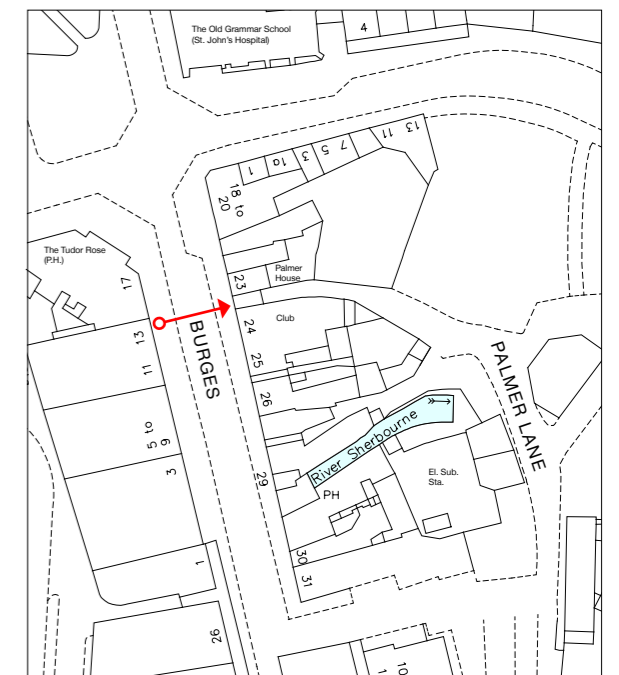
Sketch Proposals

The Burges



Existing Shopfronts, The Burges

Key plan



Sketch Proposals

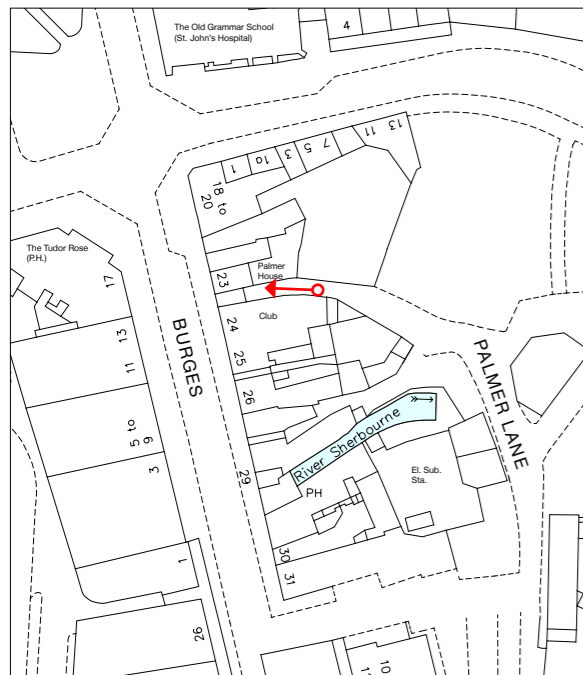
Palmer Lane



Existing view of Palmer Lane



Key plan



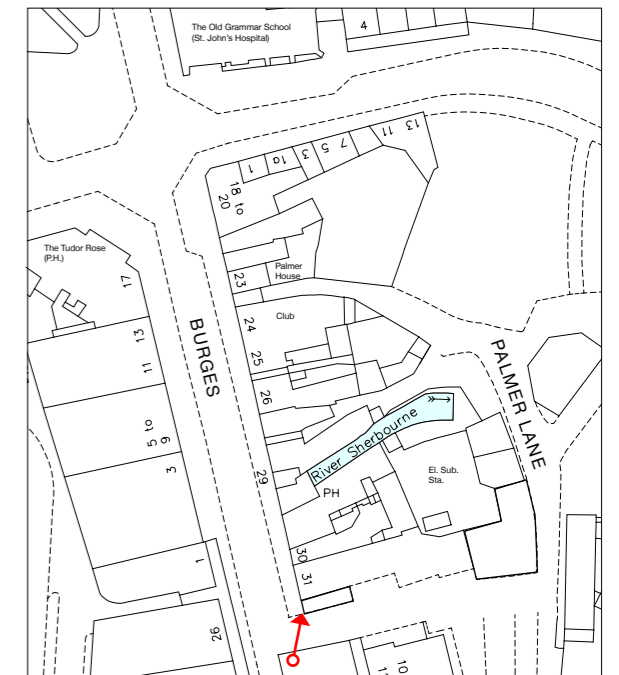
Sketch Proposals

New Kiosk



Existing advertising hoarding, The Burges

Key plan



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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.

Cabinet Member for Business, Enterprise and Employment

19 October 2015

Name of Cabinet Member:

Cabinet Member for Business, Enterprise & Employment – Councillor K Maton

Director Approving Submission of the report:

Executive Director of Place

Ward(s) affected:

St Michaels

Title:

Long Leasehold: Land Disposal at Hales Street Coventry

Is this a key decision?

No

Executive Summary:

Following the successful redevelopment of the Coventry Transport Museum, the restoration of the Grammar School and the public realm improvements under way to Corporation Street and Whittle Arch a further opportunity has arisen to enhance the physical environment by the development of the vacant 'Millennium View' site opposite the motor museum.

Complex Development Projects (CDP) has made a formal offer, subject to planning permission, to acquire the "Millennium View" site on Hales street, currently the site of a temporary pocket park and site compound. CDP are proposing to develop the site for a mixed retail, bar and student housing scheme and are seeking to acquire a long leasehold interest in the site subject to the grant of a satisfactory planning permission.

Recommendations:

Cabinet Member for Business, Enterprise and Employment is requested to:

- 1) Approve the grant of a 150 year leasehold interest in the land at Hales Street to Complex Development Projects subject to satisfactory planning consent being granted for the proposed redevelopment. The level of consideration for is identified in the private part of your report.
- 2) Delegate authority to the Executive Director Place and the, Executive Director Resources as appropriate following consultation with Cabinet Member for Business, Enterprise & Employment to agree any variations or new requirements that are deemed necessary to give effect to the proposals.
- 3) Delegate authority to the Executive Director, Resources (Legal Services) to complete the necessary legal documentation in this matter and collect the agreed consideration.

List of Appendices included:

Appendix 1 - site plan

Appendix 2 – development proposals

Other useful background papers:

Cabinet Report 23rd July 2002

Cabinet Report 7th Dec 2004

Cabinet Member 18th Feb 2010

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

Report title: Long Leasehold: Land Disposal at Hales Street Coventry

1. Context (or background)

- 1.1 The “Millennium View” site on Hales Street was the subject of a number of failed redevelopment proposals between 2002 and 2010.
- 1.2 Complex Development Projects (CDP) were successfully appointed development partner of this site in 2002 following an open marketing and tender exercise. The initial scheme comprised 29,000 sqft of restaurants and bars over 3 floors with 63 residential apartments above and a basement car park. On the strength of this CDP acquired the site of the adjoining Illingworth building to enable a more comprehensive redevelopment of the site. They continue to hold this additional site, although the development proved unviable and the scheme did not proceed and the site was remarketed.
- 1.3 The 2005 re-marketing produced a short-list of 3 developers from which Richardson Cordwell were selected as the “preferred developer” in August 2006. Again the developer was unable to deliver an acceptable scheme.
- 1.4 Finally in 2010 the then, Cabinet Member for City Development, approved the temporary landscaping of the site to create a pocket park with the intention that “it will be re-marketed for a mixed-use development in the future when market conditions and developer confidence have recovered”.

2. Options considered and recommended proposal

- 2.1 The creation of the Millennium View pocket park was always intended to be a short term measure to allow the development market to return so as to ensure the site could be developed in such a way as to enhance the surrounding area. Accordingly any decision to dispose now would be consistent with the decision taken in 2010.
- 2.2 CDP have offer for the long leasehold interest in the site on a “subject to planning basis” is dealt within your private report. This offer reflects the detailed work undertaken by CDP in determining ground conditions and other development constraints and is a net offer exclusive of any planning obligation (section 106) payments or other planning conditions. In order to minimise any reductions arising from such conditions the developer has held pre-application discussions with planning officers.
- 2.3 Appendix A shows the site outlined in red and the proposed building footprint indicating the ground floor retail units (shaded purple) along with the access and ground floor space complementing the student residential accommodation above. The 0.44 acre sites shape (long and thin with a sewer running through the middle) and its location opposite the transport museum and within the Lady Herbert’s Garden and Burges Conservation Area provides a number of design and development challenges.
- 2.4 The offer made by CDP was unsolicited and therefore the site has not been exposed to the wider market. However commercial property agents Bromwich Hardy, who are advising the Council have confirmed that the proposed purchase price reflects ‘market value’ and could be considered ‘best consideration’ for the disposal of the Council’s land in the absence of an open marketing exercise.

- 2.5 By dealing with CDP the Council will also secure that the Illingworth building will be redeveloped as part of the proposals. This will allow a wider redevelopment and better scheme to be delivered than if the site was otherwise marketed. Appendix A also shows how the proposed development proposals tabled by CDP are complementary to the proposals that are being pursuing for the Burges Townscape Heritage Initiative (THI) area by The Coventry Heritage Trust and reported elsewhere on your agenda
- 2.6 Whilst this proposal is not linked to the Coventry Heritage Trust THI proposal, the proposal by CDP to acquire the Hales Street site having a comprehensive approach to this development will allow for a more comprehensive approach to the overall improvement of the area.

2.7 Options

- 2.8 The Council could retain ownership of the site in the expectation that the site will increase in value in future years however this would frustrate the opportunity of securing a development now and continuing the significant improvements in this area of the city centre.
- 2.9 Alternatively the Council could advertise the site and open the opportunity to the open market. This could prejudice the opportunity to secure a wider development to include the Illingworth building.

2.10 Recommendation

- 2.11 In view of the comments made above and noting the fact that the offer made has been certified as offering 'market value' disposal and therefore "best consideration" it is recommended that approval be given to the disposal of the site to CDP on the terms set out in paragraph 2.2.

3. Results of consultation undertaken

No public consultation has taken place around the proposed disposal of land however there will be an opportunity for the public to comment on the future planning application submitted around the development proposals.

4. Timetable for implementing this decision

If the recommendation to proceed to dispose of the land is adopted then the intention would be to instruct Legal Services to produce the appropriate documentation and seek to agree the documentation and complete the sale once planning consent has been achieved, it is envisaged that this will be within 6 months from the date of the report.

5. Comments from Director of Resources

5.1 Financial implications

Approval of the recommendation to dispose of the site will result in a corporate capital receipt which will contribute towards the Councils Medium Term Financial Strategy.

5.2 Legal implications

- 5.2.1 The consideration for the long leasehold disposal to CDP has been reached by negotiation following the approach made by CDP to the Council. Officers are satisfied

that this meets the Council's requirement to obtain the best price reasonably obtainable, in accordance with the requirements of S.123 of the Local Government Act 1972.

- 5.2.2 Although the site is not held by the Council as public open space, it is an open green area which has been used as a "pocket park" since 2010. Pursuant to the requirements under S.123 (1) of the Local Government Act 1972, the Council is required to place a notice in the local newspaper for two consecutive weeks, advising that the Council is seeking to dispose of the site. Any objections to the proposal will be considered by Cabinet Member.
- 5.2.3 Officers within the Resources Directorate (Legal Services) will complete the necessary legal documentation effecting the long leasehold disposal and will collect payment of the agreed consideration.

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 proposals contained in this report will contribute to the continuing improvement in the city centre thus encouraging a creative, active and vibrant city which will also indirectly assist with producing a more prosperous Coventry. The construction of new facilities will also seek to relieve pressure on Houses in Multiple Occupation (HMO's) by providing more purpose built accommodation for students in the city centre.

6.2 How is risk being managed?

The key risk is that the CDP fail to obtain a satisfactory planning consent. If this occurred the Council would be under no obligation to lease the site and would be free to either dispose to an alternate party or retain the site in its current use.

6.3 What is the impact on the organisation?

The impact to the organisation is set out in the financial section of this report but the conclusion being that the land transfers improves the Council's overall financial position.

6.4 Equalities / EIA

The recommendations relate to the transfer of land and do not affect the Councils policy, provision of any services or its statutory functions. As such no EIA is required

6.5 Implications for (or impact on) the environment

None

6.5 Implications for partner organisations?

None

Report author(s):

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Director: Martin Yardley				
Members: Councillor Kevin Maton	Cabinet Member for Business, Enterprise and Employment			

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Appendix 1 - Site Plan



Appendix 2 – Develop

- ACTIVE FRONTRAGE
- RIVERSIDE REDVELOPMENT
- PUBLIC REALM CONNECTION
- SITE ENTRANCE





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.

Cabinet Member for Business, Enterprise and Employment

19 October 2015

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:

Westwood

Title:

Canley Regeneration Programme – Freehold Disposal of Development Land

Is this a key decision?

No – The disposal of the parcel of land to which approval is sought, will not result in a capital receipt over £1m

Executive Summary:

In March 2007, Cabinet approved in principle a programme of physical, social and economic regeneration in Canley.

This report is seeking approval to the disposal of land to Whitefriars Housing Limited for the development of 83 houses. This land is adjacent to a site Whitefriars have already committed to purchase from the Council. Joint disposal of these sites will permit a more comprehensive development, to include existing Whitefriars' properties, which are to be demolished and re-provided.

Recommendations:

Cabinet Member is requested to:-

1. Approve the terms negotiated with Whitefriars Housing Limited for the freehold sale of land known as Site B, Papenham Green, on the terms referred to in this report
2. Approve the terms negotiated with MSM Enterprises Limited regarding the surrender of the existing lease and grant of a new lease of the nursery at Papenham Green on the terms referred to in this report.
3. Delegate authority to the Executive Director of Place and the Executive Director of Resources to conclude the freehold and leasehold disposals on the terms set out in clause 2.1 of this report.

List of Appendices included:

The plan referred to in the report.

Background papers:

None

Other useful documents:

Canley Regeneration – Masterplanning - Cabinet Member (Urban Regeneration and Regional Planning) - 3 March 2005

Canley Regeneration Scheme – Update on Financial Implications - Cabinet Member (Urban Regeneration and Regional Planning) - 3 March 2005

Canley Regeneration Programme – Scheme Proposals – Cabinet - 20 March 2007

Outline Planning Permission dated 31 March 2010 and 23 July 2015.

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

Report title:

Canley Regeneration Programme – Freehold Disposal of Development Land

1. Context (or background)

- 1.1 The Canley Regeneration Programme area, which is shown in the attached Canley Regeneration Masterplan, contains roughly 3,000 existing dwellings (approximately 50% owner occupied); shops; community, educational and health facilities, together with urban green space, covering an area of 115 ha (284 acres) or thereabouts.
- 1.2 An outline planning permission granted in 2010, comprised development of about 730 new residential units, new community facilities, new park and play facilities, public realm improvements and other associated works. The proposed new residential units are to be built on approximately 16 ha (40 acres) of Council owned land.
- 1.3 Market conditions have favoured a phased approach to the delivery of this masterplan, releasing development land in accordance with demand.
- 1.4 In respect of Site B, the Canley outline planning permission originally approved development of housing and a community hub (shown hatched black on the Plan) which would provide community facilities including a doctor's surgery, library, nursery, the Council's Neighbourhood Management Office.
- 1.5 However, as the masterplan has been implemented, the uses originally envisaged for this site, have either been provided elsewhere or are being delivered in different ways and as such, there is now no requirement to hold back the site. The most appropriate alternative use, is housing.

2. Options considered and recommended proposal**2.1 Accept the following proposal**

- 2.1.1 The existing nursery on Papenham Green (held by SMS Enterprises Ltd) is to remain in its current location but with a reduced site area and on new lease terms. It has been provisionally agreed with SMS, to surrender their existing lease and grant a new longer lease, with rearranged car parking provision.
- 2.1.2 Whitefriars has agreed subject to contract and with a variation to the existing outline planning permission, to purchase the freehold of the 0.36 ha (0.9 acres) community hub site and the land to be surrendered by SMS.

2.2 Decline the proposal

- The nursery would remain unchanged on its existing site.
 - The current Community Hub site would remain undeveloped
 - The Council would lose the additional capital receipt
- 2.3 Accordingly, it is recommended that the property transactions outlined in 2.1, be accepted.

3.0 Results of consultation undertaken

- 3.1 During the spring and summer of 2006, the Council and other stakeholders (undertook a series of consultation events with local residents, to develop the masterplan for Canley. Further public consultation and information sharing, has continued subsequently.

4.0 Timetable for implementing this decision

- 4.1 It is anticipated that the sale would be completed in the financial year 2016/17 following the grant of planning consent.

5.0 Comments from Executive Director of Resources

5.1 Financial implications

- 5.1.1 Whitefriars tendered the highest figure for the freehold interest in the majority of Site B and a further sum has been negotiated with Whitefriars for the Community Hub site (subject to receipt of planning permission) and for part of the nursery site (subject to completion of a surrender of the existing lease and re-grant).

5.2 Legal implications

- 5.2.1 The consideration for Site B has been reached partly by open competition and partly by negotiation and officers are satisfied that this meets the Council's requirement to obtain the best price reasonably obtainable, in accordance with the provisions of S.123 of the Local Government Act 1972.
- 5.2.2 Officers within the Resources Directorate (Legal Services) will complete the necessary legal documentation effecting the freehold disposal and the surrender and re-grant of the leasehold interest and will collect payment of the agreed consideration.

6.0 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)?

- 6.1.1 The capital receipt will contribute towards corporate resources and the delivery of objectives laid out in the Canley Masterplan document.
- 6.1.2 During construction, the development will provide jobs and business opportunities for the city's residents.

6.2 How is risk being managed?

- 6.2.1 Risk will be managed by a dedicated Project Manager throughout the process.
- 6.2.2 The risks to this project are referred to in each approach considered and the recommended option gives the Council the greatest certainty over the capital receipt.

6.3 What is the impact on the organisation?

- 6.3.1 The positive impact on the organisation is considerable, as it will allow commitments made at the master planning stage, to be delivered.

6.3.2 Work will be required by both the Property Development Team in negotiating the detail of the disposal with the purchaser and Resources Directorate, in preparing and completing documentation and collecting payment of the agreed consideration.

6.4 Equalities / EIA

6.4.1 No Equality Impact Assessment has been undertaken as the recommendations do not constitute a change in service policy.

6.5 Implications for (or impact on) the environment

6.5.1 The principle of development has been established through the outline planning consent, which has recently been renewed. The Design and Access Statement outlined the principles of the scheme design, along with an Environmental Assessment, for all development sites in the Canley Programme area.

6.6 Implications for partner organisations?

6.6.1 This proposal is an opportunity for a registered provider to develop affordable housing, in excess of the 20% required by the outline planning permission. The units are to be constructed to the HCA Design and Quality Standards.

Report author(s):

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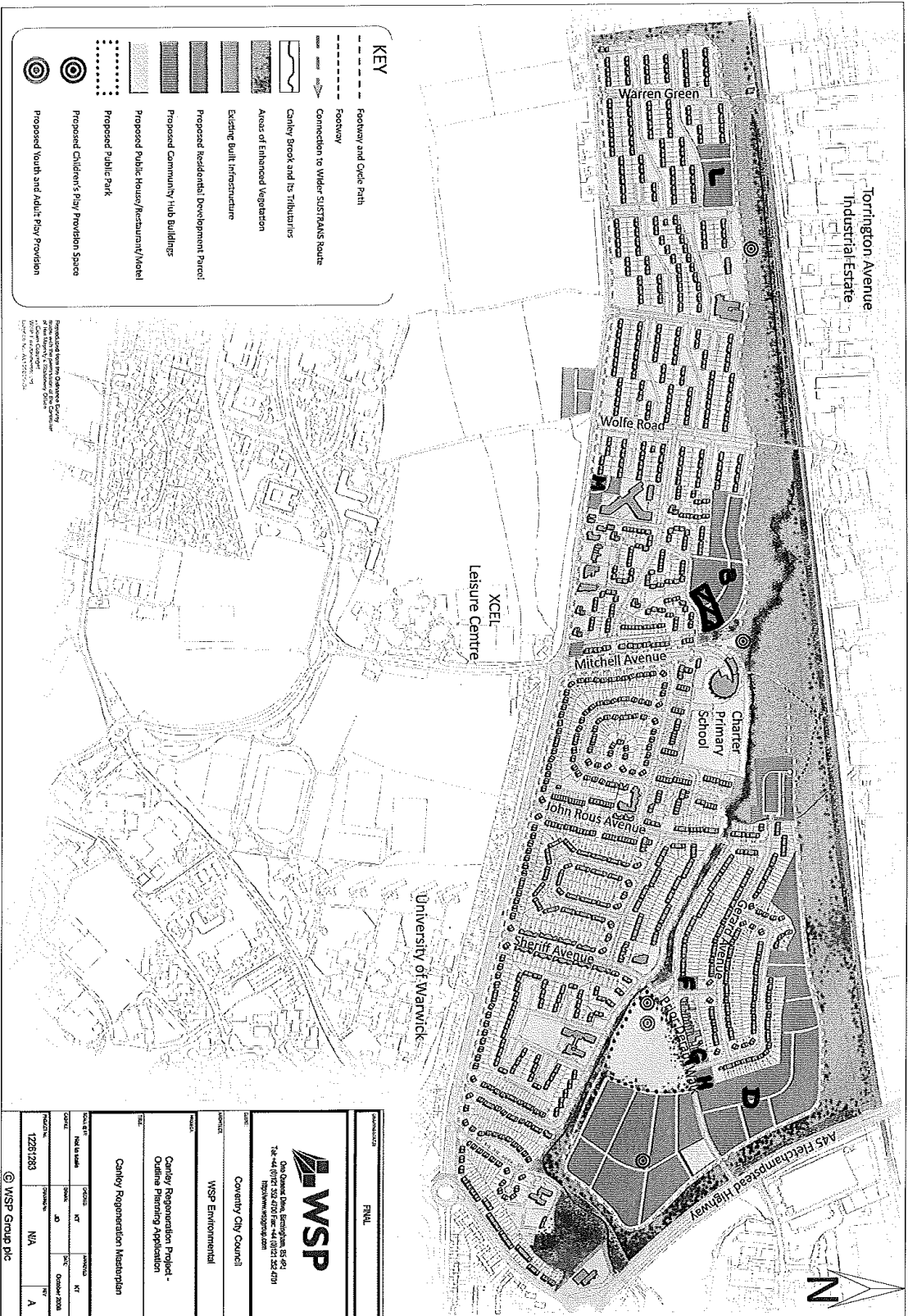
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Director: Martin Yardley	Executive Director	Place	25:09:15	25:09:15
Members: Councillor Maton	Cabinet Member (Business, Enterprise and Employment)		25:09:15	08:10:15

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KEY

- Footway and Cycle Path
- Footway
- Connection to Wider Sustrans Route
- Canley Brook and its Tributaries
- Areas of Enhanced Vegetation
- Existing Built Infrastructure
- Proposed Residential Development Parcel
- Proposed Community/Hub Buildings
- Proposed Public House/Restaurant/Model
- Proposed Public Park
- Proposed Children's Play Provision Space
- Proposed Youth and Adult Play Provision

Prepared for the Client by WSP Group plc
 12281/283
 12/2023

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CLIENT	Coventry City Council
PROJECT	MSP Environmental
WORK	Canley Regeneration Project - Outline Planning Application
TITLE	Canley Regeneration Masterplan
DATE	12/2023
BY	MA
CHECKED BY	JD
APPROVED BY	MA
DATE	12/2023
SCALE	A

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