



### **Cabinet Member for Business, Enterprise and Employment**

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**Time and Date**

10.00 am on Monday, 24th August, 2015

**Place**

Diamond Room 2 – Council House

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**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 July 2015 (Pages 5 - 8)
  - (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 report.
5. **1a Durham Crescent Coventry - Surrender of Lease and Sale of Property** (Pages 9 - 16)

Report of the Executive Director of Place
6. **Proposed Relocation of the Link Extended Learning Centre to the Watcombe Centre** (Pages 17 - 26)

Report of the Executive Director of Place
7. **Land Disposal London Road** (Pages 27 - 34)

Report of the Executive Director of Place
8. **Land Disposal Lower Ford Street and Tower Street** (Pages 35 - 46)

Report of Executive Director of Place
9. **Livingstone Road - Terms of Disposal** (Pages 47 - 54)

Report of the Executive Director of Place

10. **Outstanding Issues** (Pages 55 - 58)  
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. **Land Disposal London Road** (Pages 59 - 66)  
Report of the Executive Director of Place  
(Listing Officer: P. Beesley Tele: 024 7683 1377)
13. **Land Disposal Lower Ford Street and Tower Street** (Pages 67 - 76)  
Report of the Executive Director of Place  
(Listing Officer: P. Beesley Tele: 024 7683 1377)
14. **Livingstone Road - Terms of Disposal** (Pages 77 - 84)  
Report of the Executive Director of Place.  
(Listing officer: N. Clews Tele: 024 7683 1220)
15. **Any other item of private business which the Cabinet Member decides to take as matters of urgency because of the special circumstances involved.**

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Chris West, Executive Director, Resources, Council House Coventry

Friday, 14 August 2015

Note: The person to contact about the agenda and documents for this meeting is Suzanne Bennett ,Tel. 024 7683 3072, e mail [Suzanne.bennett@coventry.gov.uk](mailto:Suzanne.bennett@coventry.gov.uk)

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**

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**Coventry City Council**  
**Minutes of the Meeting of Cabinet Member for Business, Enterprise and**  
**Employment held at 12.00 pm on Monday, 20 July 2015**

Present:

Members: Councillor K Maton (Cabinet Member)  
Councillor R Brown (Deputy Cabinet Member)  
Councillor G Crookes (Shadow Cabinet Member)

Other Members: Councillor Lakha  
Councillor Lapsa  
Councillor Skinner

Employees (by Directorate):

Place: M. Andrews, N. Clews, C. Patrick, R. Young

Resources: C. Sinclair, J. Sprayson

Others Present: Petitioner Organiser for Minute 6 below

Apologies: Councillor J McNicholas

## **Public Business**

### **1. Declaration of Interests**

There were no declarations of interest.

### **2. Minutes**

The minutes of the meeting held on 23 March 2015 were signed as a true record. There were no matters arising.

### **3. 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 report indicated in Minute 9 below relating to “Development of Land, Blackberry Lane” on the grounds that that item involves 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 identity, financial or business affairs of an organisation (including the authority holding that information) and the amount of expenditure proposed to be incurred by the Council under a particular contract for the supply of goods or services; and that in all circumstances of the cases, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

4. **Council Response to a Petition to Make Earlsdon and Hearsall a Conservation Area**

The Cabinet Member considered a report of the Executive Director of Place in response to an e-petition requesting the Council to make parts of Earlsdon and Hearsall a conservation area.

The petition, bearing 124 signatures, had been sponsored by Councillor Allan Andrews and Councillor Bally Singh.

The Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69 requires that a local planning authority; *'shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance and shall designate those areas as conservation areas'*.

Appended to the report was the January 2008 area character statement and design guidelines document.

The report proposed that the Council should commence an assessment of Earlsdon and Hearsall to assess whether all of the areas or some of the areas are of sufficient architectural and historic interest to merit the conservation area designation. Consideration would also be given as to whether it would be more appropriate for certain areas to be included in an expansion of the existing Kenilworth Road Conservation Area which adjoins Earlsdon to the east.

**RESOLVED that the Cabinet Member for Business, Enterprise and Employment notes the petition and approves the commencement of an assessment of the suitability of the areas for designation as a conservation area.**

5. **Petition - Stop the Building on Cov Tech Sport Pitch**

The Cabinet Member considered a report of the Executive Director of Place which responded to a petition bearing 935 signatures, which was organised and sponsored by Councillor Marcus Lapsa. The petition requested that the existing Cov Tech sports field at Mitchell Avenue no longer be considered for the provision of new homes as part of the Council's Local Plan. Councillors Lapsa and Skinner attended the meeting and spoke in support of the petition.

The Site was first highlighted as part of the draft Strategic Housing Land Availability Assessment (SHLAA), which was published as part of the wider consultation on the Council's draft Local Plan in September 2014. The Local Plan and SHLAA were subject to extensive public engagement between September and December 2014. As part of this process, it was expressed that all sites were only at draft stage and that further evidence was being undertaken and would feed into any final proposals. It was also expressed that no final decision had been made on any site and that the Council remained committed to protecting the most sensitive and highest quality green spaces.

A key part of this evidence review included assessment of the city's green belt, as the site currently sits within the green belt to the south west of the city. National

Guidance dictates that changes to green belt boundaries could only be made through a Local Plan. It is for this reason that the Site required full consideration through the Local Plan as, should it be deemed suitable for development, then it will need to be allocated and see a change in green belt boundaries. Likewise, should it be considered inappropriate for development then it would need to be considered within the context of on-going green belt protection.

The development of supporting evidence documents remained on-going at this stage. To support this assessment work, consideration would also be given to the Council's playing pitch strategy (in consultation with the national governing body the Rugby Football Union (RFU) and Coventry Sports Strategy 2014 – 2024. This could potentially involve a relocation and re-provision of the sports pitch within the surrounding area.

In speaking in support of the petition, Councillors Lapsa and Skinner referred to their concerns regarding suitability of a re-located sports pitch and the length of the current lease in terms of the Club's future operation.

The site's current lease between the Council and the Rugby Club would expire in December 2016. The future renewal of this Lease and the terms of such renewal would depend, in part at least, on the future decisions made through the Local Plan and it was expressed that the club had been offered an extension on the lease until summer 2018 to give them short term security whilst the Local Plan goes through due process. It was re-iterated that the outcome of the viability assessment would indicate whether or not the site would be suitable for development.

**RESOLVED that the Cabinet Member for Business, Enterprise and Employment agrees that, in consultation with the Head of Planning, full regard will be given to the requests of the petition alongside other appropriate evidence when developing the Council's new Local Plan. This was with a view to presenting the new Local Plan to Cabinet and Council in October 2015, where final proposals for the Site will be considered.**

## 6. **Save the Employment Support Service E -Petition**

The Cabinet Member considered a report of the Executive Director of Place in response to a petition, bearing 2,533 signatures, which asked for the Council to reconsider its proposal to close The Employment Support Service (TESS).

The Council-run TESS service assisted people to prepare for, access and retain paid employment. It was targeted at people who have learning disabilities, autism, severe and enduring mental health difficulties and people who had a physical or sensory impairment. The service was for people who would not be able to access or retain employment through other local employment provision. Currently in order to access the service individuals must meet Fair Access to Care Services (FACS) criteria and be in receipt of or eligible to receive support from Adult Social Care or Secondary Mental Health Services in Coventry. The service was available to people who live in Coventry.

Given the significant financial pressures the Council was under as a result of Government funding reductions, the future of the TESS service was currently

being considered. The Council was exploring whether alternative models of delivery and funding for supported employment provision were viable options for the future.

On behalf of petitioners, the Petition Organiser, explained the role of TESS staff in supporting adults accessing and retaining employment and spoke in support of retaining the service.

The presenting officer outlined the intensive work being undertaken to identify funding from a range of potential sources including options for externalising the service, working with local organisations and looking at UK models of service in order to find efficiencies, economies of scale and funding opportunities.

Following consideration of the report and representations made at the meeting it was agreed that a report on the service review and options be presented to a meeting in September, to which the petition organisers would be invited.

**RESOLVED that the Cabinet Member for Business, Enterprise and Employment notes the petition and requests a further report on options at a meeting to be arranged in September 2015.**

7. **Outstanding Issues**

There were no outstanding issues.

8. **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.

9. **Development Land, Blackberry Lane**

The Cabinet Member considered a report of the Executive Director of Place in respect of development land in Blackberry Lane.

**RESOLVED that the Cabinet Member for Business, Enterprise and Employment approves the recommendations as set out in the report.**

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

There were no other items of private business.

(Meeting closed at 1.50 pm)



Cabinet Member for Business, Enterprise and Employment

24<sup>th</sup> August 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:**

**Allesley**

**Title:**

1a Durham Crescent, Coventry, CV5 9GA – Surrender of Lease and Sale of Property

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**Is this a key decision?**

No

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**Executive Summary:**

The property, 1a Durham Crescent, Coventry is in the freehold ownership of Coventry City Council and is subject to a lease dated 9<sup>th</sup> November 1972 to Abbeyfield UK (who are now known as The Abbeyfield Society). The Term of the lease is 99 years commencing on 2<sup>nd</sup> November 1970 and is granted at a peppercorn rent and has 54 year unexpired. Until recently Abbeyfield ran the property as a home for the elderly but have closed the home which is now surplus to their requirements and vacant. The ground lease from the Council contains a prohibition against an assignment of the lease, so Abbeyfield is unable to dispose of its ground lease to anyone other than the Council.

Abbeyfield have approached the Council seeking to surrender the lease and terms have been agreed on the basis of a simultaneous surrender of the lease and sale of the freehold interest in the property with the proceeds of sale being split between the Council and Abbeyfield.

In order to obtain best consideration for the freehold interest, the property will be offered for sale at auction.

**Recommendations:**

The Cabinet Member is recommended to:

1. Approve the agreement to sell the Council's freehold interest at auction with the proceeds of sale being split between the Council and Abbeyfield UK on the basis reported and simultaneously accept a surrender of Abbeyfield ground leasehold interest.

2. Delegate authority to the Executive Director of Resources to complete an Agreement to Surrender, a Deed of Surrender and sale of the freehold interest in the property.

**List of Appendices included:**

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*

**Report title: Sale of 1a Durham Crescent, Coventry, CV5 9GA -Surrender of Lease and Sale of Property**

**1. Context (or background)**

- 1.1 The property has, until recently, been occupied by The Abbeyfield Society under a 99 year ground lease from Coventry City Council for use as a home for the elderly which has 54 years unexpired. The home has now closed and the property is surplus to their requirements. Abbeyfield are unable to dispose of their ground lease interest as the lease contains a complete bar on assignment and user provisions that restrict the use to a home for the elderly and have therefore approached the Council seeking to surrender their lease. The Council has no operational or service requirements for the property.
- 1.2 Following negotiations with Abbeyfield provisional agreement has been reached that the Council's freehold interest in the property will be offered for sale at auction and on completion of the sale there will be a simultaneous surrender of Abbeyfields lease to enable the purchaser to hold the unfettered freehold interest.
- 1.3 Proceeds of the sale are to be split between the parties, with the Council receiving 85% of the value with Abbeyfields receiving the balance of 15%.

**2. Options considered and recommended proposal**

- 2.1 The recommended option is to agree to the proposal, which involves the surrender of the long lease to Abbeyfield and disposal of the Council's freehold interest in the property for a capital receipt.
- 2.2 A second option was to refuse the request. The lease to Abbeyfield will continue, the property will remain empty and the Council would not receive a capital receipt.
- 2.3 It is recommended that the Council accept the proposal and look to a simultaneous sale of the freehold interest at auction and accept a surrender of Abbeyfield's lease on the basis of the terms set out above.

**3. Results of consultation undertaken**

- 3.1 None

**4. Timetable for implementing this decision**

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

**5. Comments from Executive Director of Resources**

- 5.1 Financial implications

This decision, if approved, will generate a capital receipt, which will contribute to the Council's planned programme of capital disposals. The disposal programme, in line with Corporate Policy supports the Medium Term Financial Strategy which is helping to deliver a

number of major regeneration and growth projects within the City. The proceeds of sale will be shared with Abbeyfield on an agreed basis.

## 5.2 Legal implications

If sold at auction the sale of the freehold will represents best value reasonably obtainable by the Council. This meets the Council's obligations to obtain best value under the requirements of section 123 of the Local Government Act 1972.

Officers within legal service with complete the documentation for the surrender of the lease and freehold disposal.

## 6. Other implications

**6.1** The receipt will contribute to the Council maintaining a balanced budget in the medium term thus helping preserve services for the people of Coventry.

### 6.2 How is risk being managed?

This is a capital receipt, there are no risks.

### 6.3 What is the impact on the organisation?

There is no significant impact on the organisation arising from this proposal. An opportunity has arisen for the Council to receive a capital payment and this opportunity has been realised.

### 6.4 Equalities / EIA

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

### 6.5 Implications for (or impact on) the environment

There are no implications for the environment.

### 6.6 Implications for partner organisations?

There are no implications for partner organisations.

#### Report author(s):

**Name and job title:** Charles Andrews – Principle Valuation Surveyor, Commercial Property Management

**Directorate:** Place

**Tel and email contact:** 02476832784 – Charles.andrews@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
<b>Contributors:</b>				
Nigel Clews	Assistant Director - Property Asset Management	Place	04/08/2015	04/08/2015



<b>Names of approvers for submission: (officers and members)</b>				
Finance: Mark Williams	Lead Accountant Business Partner	Resources	04/08/2015	05/08/2015
Legal: Julie Gay	Principal Legal Executive	Resources Legal	04/08/2015	04/08/2015
Governance: Suzanne Bennett	Governance Services Team Leader	Resources - Governance Services	05/08/2015	05/08/2015
Director: Martin Yardley	Executive Director	Place	05/08/2015	05/08/2015
Member: Councillor Maton	Cabinet Member for Business, Enterprise & Employment		10/08/2015	10/08/2015

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PLACE DIRECTORATE  
 STRATEGY & PERFORMANCE TEAM  
 FLOOR 9, CIVIC CENTRE 4  
 MUCH PARK STREET  
 COVENTRY CV1 2PY  
 024 7683 2755



**Coventry City Council**

Martin Yardley - Executive Director, Place  
 Nigel Clews - Assistant Director, Property Management

**Title: Barnfield Avenue - Abbeyfield House (PH0763001)**  
**Area: 1,635 sq m 0.1635 Hectares**

Drawn By: NH  
 Scale: 1:1250 at A4  
 Date: 03/03/2015

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**Page 15**

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24 August 2015

**Name of Cabinet Members:**

Cabinet Member for Business, Employment and Enterprise – Councillor Maton

**Director Approving Submission of the report:**

Executive Director of Place

**Ward(s) affected:**

Henley

**Title:**

Proposed Relocation of The Link Extended Learning Centre to the Watcombe Centre.

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**Is this a key decision?**

No

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**Executive Summary:**

The Link Extended Learning Centre (ELC) is a Key Stage 4 Pupil Referral Unit providing education for up to 40 Key Stage 4 students who have been permanently excluded from school or are at risk of permanent exclusion. The ELC is currently located at the former Chace Primary School in Willenhall. The building was constructed during the early 1950s and in part is of 'Hills' type construction. The former school premises have been used as the ELC and also housed the Performing Arts Service (PAS) since the school merged and relocated to Willenhall Community Primary School in 2007.

The Link ELC was inspected by Ofsted in May 2012 and found to require Special Measures. The Council had concerns regarding the effectiveness of the provision prior to the inspection and had already established a planning and monitoring group to provide enhanced support and challenge to the centre's leadership. In May 2014, with the full support of the Local Authority and all secondary headteachers, an application was made by headteachers to the DfE to establish a Free School for KS4 alternative provision but on a different site. The application was subsequently withdrawn and the Council is now faced (as statutory provider) with identifying a suitable location for this service, given that there is an urgent need to relocate the existing services from the Chace building which only has a short life remaining.

A number of alternative locations have been considered for relocation of the service and the Watcombe Centre is the preferred option which has been unoccupied since its vacation in 2014. The estimated cost of the refurbishment works is £100k, which would be met from within the 2015/16 Education Capital Programme. The target date for completion is 1st November 2015.

**Recommendations:**

**Cabinet Member for Business, Enterprise and Employment is requested to approve the following recommendations:**

1. To relocate the The Link ELC to the Watcombe Centre with effect from November 2015 and bring the Watcombe Centre into the Educational portfolio of buildings;
2. To refurbish/remodel the property at an estimated cost of £100k to be funded from the 2015/16 Education Capital Programme; and
3. Declare the The Link ELC site surplus to operational requirements and request officers to dispose of it.

**List of Appendices included:**

A site plan is referred to in the report.

**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

**Report title:**

**Proposed Relocation of the The Link Extended Learning Centre to the Watcombe Centre.**

**1. Context (or background)**

- 1.1 The Link Extended Learning Centre (ELC) is a Key Stage 4 Pupil Referral Unit providing education for up to 40 Key Stage 4 students who have been permanently excluded from school or are at risk of permanent exclusion.
- 1.2 The ELC is currently located at the former Chace Primary School in Willenhall. The building is currently shared with the Performing Arts Service (PAS). The building comprises of primarily single storey accommodation with part first floor accommodation and double storey height hall accommodation constructed approximately during the early 1950s and in part is of 'Hills' type construction. The existing concrete roof panels are corroding and have approximately 3-4 years before they are at risk of failing and the building will need to be vacated. The roof is now subject to annual inspection by a Structural Engineer to ensure that it remains fit for occupation.
- 1.3 The Link ELC was inspected by Ofsted in May 2012 and found to require Special Measures. The Council had concerns regarding the effectiveness of the provision prior to the inspection and had already established a planning and monitoring group to provide enhanced support and challenge to the centre's leadership. Following receipt of the Ofsted inspection report a Raising Achievement Plan (RAP) was put in place, setting out the measures that would be taken to bring about the required rapid improvement. This was approved by Ofsted in September 2012.
- 1.4 It was subsequently agreed that the ELC would be operated by the East and West Behaviour Partnerships as the preferred model of delivery which was supported by the DfE. Over the 2013/14 school year Headteachers in the East and West Behaviour Partnerships worked closely with the Local Authority (LA) on developing KS4 alternative provision that is led and managed by the Area Behaviour Partnerships.
- 1.5 In May 2014, with the full support of the LA and all secondary headteachers, the secondary headteachers applied to the DfE to establish a Free School for KS4 alternative provision on an alternative site. In August the DfE wrote asking for further work to be done on the application. The changes requested required a significant alternation to the composition of the members, directors and governors groups, and it was decided that these changes could not be made before the DfE deadline of 10th October. The application was therefore withdrawn and the Council is now faced (as statutory provider) with identifying a suitable location for this service, given that there is an urgent need to relocate the existing services from the Chace building in order to avoid recurrent expenditure on a building which has become time-expired.

**2. Options considered and recommended proposal**

- 2.1 A number of alternative sites have been identified as possible locations for the service:  
  
Former Alice Stevens Special School, Whitley  
Former Wyken ELC, Tiverton Road, Wyken  
Watcombe Centre, Wood End.
- 2.2 Feasibility studies have been conducted on each of the three sites which have also been visited by the ELC's management team to establish whether any are suitable for service delivery.

- 2.3 Alice Stevens has recently been vacated with the relocation of the school to Ernesford Grange Secondary. The site is currently being considered for a potential co-located primary broad spectrum SEN school; consultants have been appointed to conduct a feasibility study. Appropriate sites for co-location are rare and therefore subject to the outcome of the feasibility study, it is currently anticipated that this will form the site of the second primary co-located broad spectrum SEN school. The site was visited by the ELC Leadership Team and was not considered a suitable location in any event. The building is in poor condition and would require significant investment to accommodate the ELC.
- 2.4 The former Wyken ELC is currently occupied by the Seva Free School under a short lease from the City Council before it moves to new premises in Walsgrave. The building formerly accommodated the Wyken ELC but was deemed to be deficient in space to enable the full curriculum to be delivered. The Wyken ELC was subsequently rebuilt on the Caludon Castle Secondary School site. The site has limited car parking and a forecast increase in demand for places would be difficult to accommodate. Once the Seva school has moved off site the premises will be declared as surplus to educational requirements.
- 2.5 In January 2014 Cabinet approved the relocation of the Day Centres for Adults with Learning Disabilities at Curriers Close and Watcombe Centre to Frank Walsh House. The Watcombe Centre was declared surplus to requirements and has been unoccupied since its vacation pending disposal. The Centre has been visited by the ELC Leadership Team and Management Board who have both identified this as their preferred option.
- 2.6 A feasibility study has therefore been undertaken in conjunction with the Head of Service and established that it would be possible to relocate the ELC to the Centre. No formal planning consent is required as it is not considered a 'change of use' in planning terms. Internal adaptation and refurbishment of parts of the building would be required. Access to the site is good (off a cul-de-sac), parking adequate and there is space within the site to extend the provision at a future date if required. The estimated cost of the refurbishment works is £100k, which would be met from within the 2015/16 Education Capital Programme. The target date for completion is 1st November 2015.
- 2.7 The options for consideration are therefore:

**Accept the proposal**

The Watcombe Centre is the preferred site to relocate the ELC service. The Watcombe Centre would be transferred into the education portfolio of buildings and the Chace site would be declared surplus to educational requirements and disposed of.

**Decline the proposal**

If the proposal is declined the ELC will need to revisit their search for a site as they are committed to delivering this service in the city. There is no suggestion that a more suitable and/or available site can be identified. In the meantime the existing building at Chace will remain a liability for the Council – it will continue to deteriorate and be subject to an annual condition survey. The cost of the survey and any necessary remedial works would continue to be met by the Council.



### **3. Results of consultation undertaken**

- 3.1 The proposed relocation of the ELC service to the Watcombe Centre was considered at the Henley Ward Forum on the 22<sup>nd</sup> of July and was welcomed at that meeting. In addition a local ward councillor and members of the Moat House Trust (the successor body to the NDC) recently visited The Link celebration day to better understand the work of the ELC.

### **4. Timetable for implementing this decision**

- 4.1 The ELC wishes to transfer to its new premises for the start of the academic year in September but prior to then the City Council needs to undertake the necessary physical changes to the building to ensure that it is fit for purpose. The move is therefore anticipated to take place during the Autumn half-term (October 2015).

### **5. Comments from Executive Director of Resources**

#### **5.1 Financial implications**

The refurbishment works are estimated to be in the order of £100k and will be funded from the 2015/16 Education Capital Programme.

Demolition works may be necessary to the existing Chace centre, prior to disposal, and these works will be funded from the Capital Programme for repairs and maintenance.

#### **5.2 Legal implications**

The Council will appropriate the Watcombe Centre into education use and the Chace site will be declared surplus to requirements. Any subsequent disposal of the Chace site is required to secure best consideration under section 123 of the Local Government Act 1972 in any disposal of property interests.

### **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 proposed relocation of The Link ELC reflects the clear and urgent requirement to ensure KS4 alternative provision is available beyond 2015 along with the desire of all Head Teachers of Secondary Schools and Academies and the Local Authority to reorganise the way that the needs of these students are met – effectively addressing issues of poor achievement, expectations and progression as highlighted in the Ofsted inspection report on existing provision.

#### **6.2 How is risk being managed?**

Officers will maintain and monitor a Risk Register to record, action and mitigate any financial and non-financial risks that the project may expose the Council to.

#### **6.3 What is the impact on the organisation?**

This new educational facility will mean improved energy consumption and reduced maintenance calls on Council budgets.

## **6.4 Equalities / EIA**

- 6.4.1 Public authority decision makers are under a duty to have due regard to 1) the need to eliminate discrimination, 2) advance equality of opportunity between people who share a protected characteristic and those who do not 3) foster good relations between persons who share a relevant protected characteristic and people who do not (public sector equality duty - s 149(1) Equality Act 2010). The applicable protected characteristics are disability, gender reassignment; race, religion or belief, sex; sexual orientation, pregnancy or maternity.
- 6.4.2 Decision makers must be consciously thinking about these three aims as part of their decision making process with rigour and with an open mind. The duty is to have “due regard”, not to achieve a result but to have due regard to the need to achieve these goals. Consideration being given to the potential adverse impacts and the measures needed to minimise any discriminatory effects.
- 6.4.3 The relocation of the The Link ELC into newly refurbished accommodation will support the Council’s aims of improving the attainment of different groups of students, including boys and girls, different minority ethnic groups, transient students, Looked After Children, children living in poverty and students with Special Educational Needs. Recent Equality Impact Assessments on the work of Birth-11 and 11-19 Learning and Achievement Service have both concluded that the Service continues to have a positive equalities impact. The new facility will be Equality Act 2010 compliant.

## **6.5 Implications for (or impact on) the environment**

Coventry's schools currently account for 28% of the City's carbon footprint and this project will support the reduction of that level through vacating old school buildings and relocating to more modern, energy efficient facilities. The Carbon Reduction Commitment (CRC) Energy Efficiency Scheme as amended is a mandatory carbon emissions tax covering non-energy intensive users in both public and private sectors, and is a central part of the UK's strategy to deliver the emission reduction targets set in the Climate Change Act 2008. Emissions from schools (including PFI Schools) are now to be excluded in the total reported carbon emissions for their participating Local Authority, however it is important as a policy issue to ensure we are utilising more energy efficient and reduced carbon footprint buildings.

## **6.6 Implications for partner organisations?**

None

**Report author(s):****Name and job title:**

Ashley Simpson – Head of Schools Capital Strategy and Premises Services

**Directorate:**

Place

**Tel and email contact:**

024 7683 1520

ashley.simpson@coventry.gov.uk

Enquiries should be directed to the above person

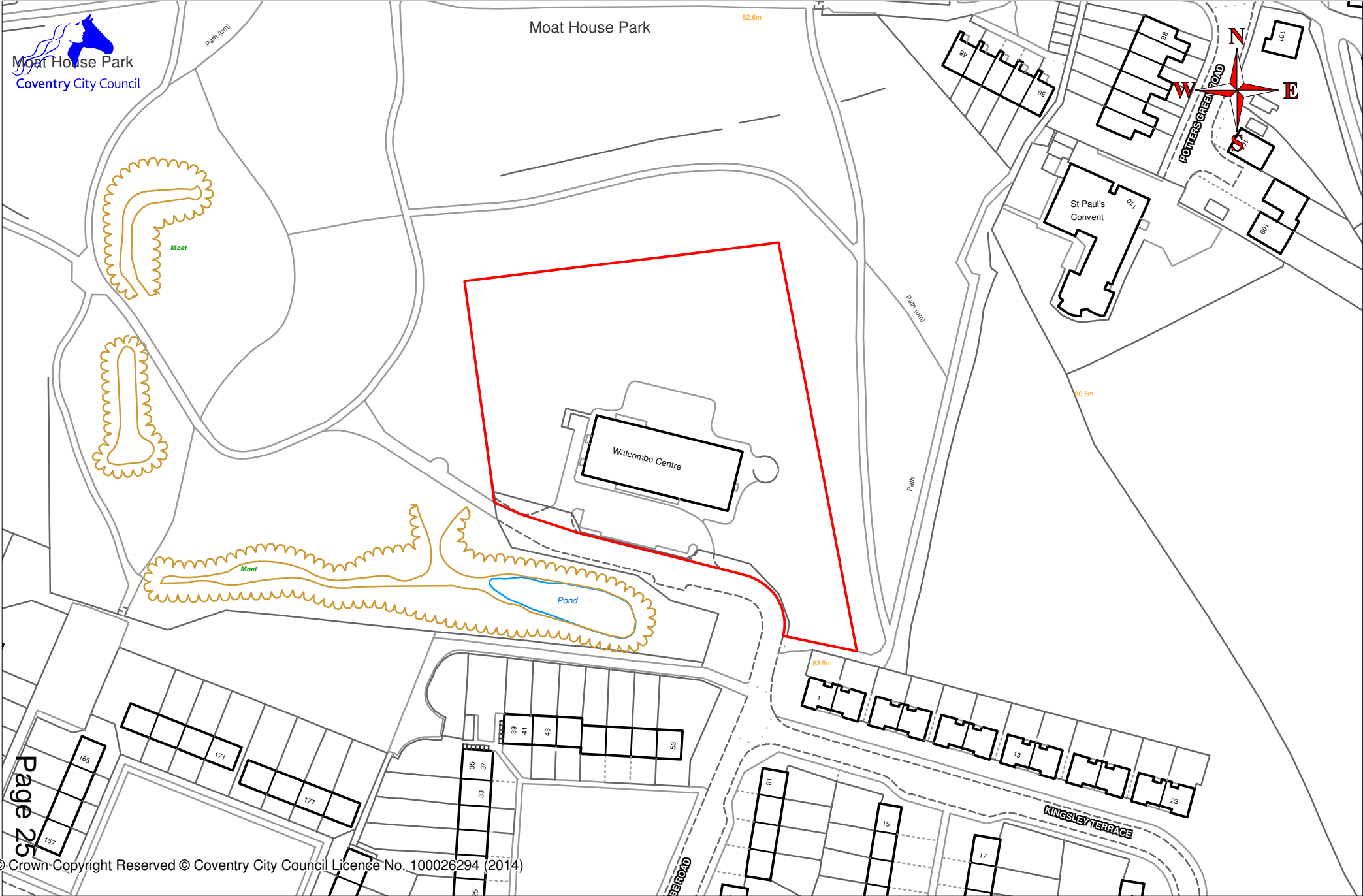
<b>Contributor/approver name</b>	<b>Title</b>	<b>Directorate or organisation</b>	<b>Date doc sent out</b>	<b>Date response received or approved</b>
<b>Contributors:</b>				
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Nigel Clews	Assistant Director	Place	06/08/15	06/08/15
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Suzanne Bennett	Governance Services Team Leader	Resources	06/08/15	10/08/15
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Phil Helm	Finance Officer	Resources	06/08/15	07/08/15
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Councillor K Maton	Cabinet Member for Business, Enterprise and Employment	-	06/08/15	10/08/15

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# The Watcombe Centre, Coventry.

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**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

24 August 2015

**Name of Cabinet Member:**

Business, Enterprise & Employment – Councillor Kevin Maton

**Director Approving Submission of the report:**

Executive Director of Place

**Ward(s) affected:**

St Michaels

**Title:**

Land Disposal London Road

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**Is this a key decision?**

No

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**Executive Summary:**

In partnership with the Homes and Community Agency (HCA) a development site was assembled in Coventry, on the corner of London Road, junction 4 of the Ring Road and Paradise Street.

The site extends to approximately 0.97 acres which is owned 0.66 acres (68.04 %) by the HCA and 0.31 acres (31.96%) by the Council.

Commercial property agents Lambert Smith Hampton were selected by the joint land owners to market the site. Originally marketed in 2013 resulting in offers which were considered not acceptable, the site was remarketed in 2014 producing much stronger financial offers.

Owners of the adjoining Elite AXO Student housing development produced the highest tender bid for the site. This report is seeking approval to the dispose of the Councils land simultaneously

with the HCA land, which would see the development of 408 student flats across the whole site and a prominent development at an important gateway site to the City Centre.

**Recommendations:**

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

- 1) Approve the disposal of the Councils freehold interest in the land in accordance with the terms contained in the private report on your agenda.
- 2) Delegate authority to the Assistant Director for City Centre and Development Services, Executive Director Resources and Assistant Director for Legal and Democratic services as appropriate following consultation with Cabinet Member (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 of Resources and Assistant Director for Legal and Democratic 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 Council own land on the London Road area and have been working in partnership with HCA for several years to promote development in Coventry. An opportunity arose for the HCA (formally Advantage West Midlands) to acquire two parcels of land adjoining an existing Council property with the purpose of combining the land to facilitate development.
- 1.2 The site currently comprises a number of old industrial buildings and a yard which is occupied by a company selling tiles to the trade along with a cleared site which over recent years has been let for temporary private surface car parking. The Tile Warehouse's lease is due to expire in September 2016.
- 1.3 Development options for the site were assessed by the land owners, leading to the selection of commercial property agents Lambert Smith Hampton to act on behalf of the joint owners. Initially they marketed the site in 2013 which resulted in offers being received which were ultimately rejected as not providing the land owners with an acceptable level of financial return. The site was remarketed in 2015 which produced three parties, Coventry University, Elite AXO Student housing and construction company Balfour Beatty, all who submitted strong bids each for the development of student housing.

**2. Options considered and recommended proposal**

- 2.1 Within the development site the Council owns the land which is used as the yard by the Tile Warehouse. This extends to approximately 0.31 acres which equates to 31.96 % of the overall site being offered for sale and outlined in yellow on the attached plan.
- 2.2 Three development bids were received which were at very similar financial levels, so best and final offers were sought from the parties. Ultimately Elite AXO Student Housing's parent company who owns an existing student housing development in Paradise Street, adjacent to the subject sites offer was accepted. This has been validated by Lambert Smith Hampton as considered the 'best' offer.
- 2.3 It has been agreed between the land owners that because the whole site is required to deliver the complete scheme, the equitable approach regarding the capital receipt is to divide it between the land owners based on the percentage of land held.
- 2.4 Bids were assessed based not only on the financial strength of the offer but also the deliverability of the proposal and the design of the scheme.
- 2.5 As part of the due diligence process the proposed purchaser has considered the legal title of the site. They have also held pre application discussions with the Council acting as planning authority and are keen to proceed with the purchase.
- 2.6 Capitol Tiles, trading as The Tile Warehouse, currently occupies the industrial buildings (from HCA) and adjacent yard (from the Council) under two coterminous leases which are due to expire in September 2016. The tenant is aware of the proposed development

scheme and informally understands that they will not be offered a new lease by the proposed purchaser who will take the site subject to the existing leases.

2.7 The Council currently receives a rental income from the yard occupied by Capitol Tiles. The impact of the loss of the income considered against the receipt of the capital is outlined in the financial section of the private report.

2.8 The Homes and Community Agency have already obtained approval to the terms of the disposal.

## **2.9 Options**

2.10 The Council could retain ownership of the site and take the income in the short term however with the age and condition of the adjoining buildings the potential to improve the income is limited.

2.11 If the land was retained in its current form, an opportunity to deliver significant investment in the physical fabric of the city at this key gateway would be lost, in addition to the capital receipt.

2.12 Having cranes on the city's skyline and new buildings being constructed, shows a confidence in Coventry as a location and helps to attract future further investment to the city.

## **2.13 Recommendation**

2.14 It is recommended that approval is given to progress with the disposal of the site on London Road in conjunction with the Homes and Community Agency, subject to securing a commitment to develop from the purchaser.

## **3. Results of consultation undertaken**

3.1 No public consultation has taken place around the proposed disposal of land however the proposed scheme has been presented to the public for comment ahead of a planning application. A further opportunity for the public to comment on the development will be available when the planning application is submitted.

## **4. Timetable for implementing this decision**

4.1 If the recommendation to proceed to dispose of the land is adopted then it is anticipated the purchaser would look to exchange contracts and complete within a month as they are keen to submit their planning application and commence preparatory works on the vacant part of the site.

## **5. Comments from Executive Director of Resources**

### **5.1 Financial implications**

The capital receipt will be used to repay debt outstanding to generate a revenue benefit This revenue benefit (if approved) is within the plan to achieve the strategic property review.

### **5.2 Legal implications**

The consideration represents best value reasonably obtainable by the Council upon disposal of its land as verified by Lambert Smith Hampton and the Councils valuation panel. This meets the Councils 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**

*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 land transfer would bring development to a key location at the junction of London road and the ring road. The scheme is linked to providing living accommodation to the students of Coventry University thus encouraging a creative, active and vibrant city which will also indirectly assist with producing a more prosperous Coventry by providing the skills and knowledge for businesses in the area. The construction of new facilities can be seen as making Coventry a more attractive and enjoyable place to be.

### **6.2 How is risk being managed?**

The key risk is that the Council cannot deduce a good title to the land. If issues arise then legal colleagues would seek to resolve these. If still unable to satisfy the purchaser they would have to take a view if they wished to proceed with the purchase.

### **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 report's recommendations relate to the transfer of land and do not affect the Councils policy, provision of any services or its statutory functions. As such it is not required to undertake an Equality Impact Assessment as part of the Public Sector Equality Duty outlined in the Equality Act 2010.

### **6.5 Implications for (or impact on) the environment**

The transfer of the land will facilitate the potential development of new and significantly improved structures on the land which due to the building regulations will provide better thermally efficient buildings

### **6.6 Implications for partner organisations?**

*None*

**Report author(s):**

**Name and job title: Paul Beesley Team Leader Property Development**

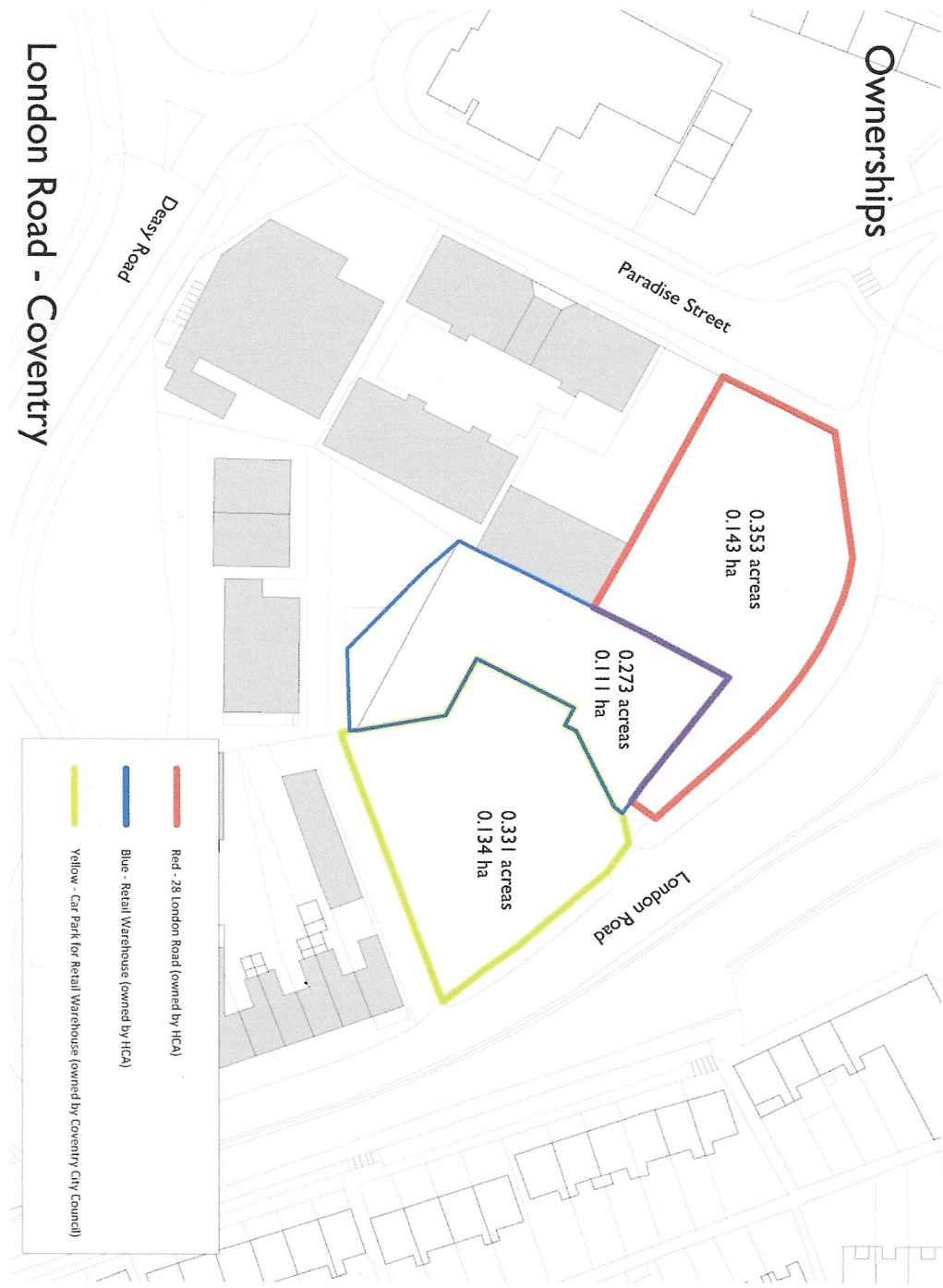
**Directorate: Place**

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<b>Contributor/approver name</b>	<b>Title</b>	<b>Directorate or organisation</b>	<b>Date doc sent out</b>	<b>Date response received or approved</b>
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Richard Moon	Senior Development Executive	Place	31/7/15	4/8/15
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<b>Names of approvers for submission: (officers and members)</b>				
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Director: Martin Yardley	Director	Place		
Members: Councillor Kevin Maton	Cabinet Member for Business, Enterprise & Employment		10/8/15	10/8/15

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PROTECT - COMMERCIAL

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**Public report**  
Cabinet Member

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**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

24 August 2015

**Name of Cabinet Member:**

Business, Enterprise & Employment –Councillor Kevin Maton

**Director Approving Submission of the report:**

Executive Director of Place

**Ward(s) affected:**

St Michaels

**Title:**

Land Disposal Lower Ford Street and Tower Street

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**Is this a key decision?**

No

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**Executive Summary:**

Coventry University continue to make significant investments in the physical development of their property estate in the city centre.

The Council has been approached by the University to sell two pieces of land to them, for them to use them to assist with their future development plans.

This report is seeking approval to dispose of the freehold interests in the following parcels of land:-

- 1) 0.064 acres in Lower Ford Street, which is currently used as 12 surface car park spaces
- 2) 0.43 acres in Tower Street which was previously used under lease as a service yard by the Royal Mail in conjunction with the adjoining mail centre which the University have recently acquired together with this leasehold which runs for a term of 99 years from the 24<sup>th</sup> November 1959.

Coventry University owns the freehold of the land adjoining the sites they are seeking to purchase. To aid the development of the combined sites the University is seeking to acquire the Councils freehold interest in the two sites.

**Recommendations:**

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

- 1) Approve the granting of negotiations with Coventry University with Coventry University for a five year option to acquire part of the Lower Ford Street car park (shown on the plan at Appendix 1) at market value at the time of transfer subject to a minimum purchase price and conditional on planning permission being granted.
- 2) Approve the disposal of the freehold parcel of land at Tower Street to Coventry University subject to the existing lease
- 3) Approve the commencement of the process to remove part of the land in Lower Ford Street from the City of Coventry (Off Street Parking Places) order 2005 (as amended).
- 4) Delegate authority to the Assistant Director for City Centre and Development Services, Executive Director Resources and Assistant Director for Legal and Democratic services 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.
- 5) Delegate authority to the Executive Director of Resources and Assistant Director for Legal and Democratic Services to complete the necessary legal documentation in this matter and collect the agreed consideration.

**List of Appendices included:**

Appendix 1 –site plan-Lower Ford Street

Appendix 2 – site plan – Tower Street

**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 Coventry University's continuing ambition and investment to develop and improve the educational offer it makes to its students can be physically seen by the on-going development of its campus. It is also reflected by this year's 12 place rise up to the 15th best University in the UK according to the Guardian University Guide 2015, its highest ever listing and cements its position as the country's leading modern university.
- 1.2 In order for the University to continue to grow it has approached the City Council seeking to acquire the freehold of two separate parcels land which will be incorporated into land they already own to form part of larger future development sites.

**2. Options considered and recommended proposal**

- 2.1 **Site 1 - Lower Ford Street** - appendix 1 site plan
- 2.2 Coventry University currently owns the freehold of land on the corner of Cox Street and Lower Ford Street, which has the elevated ring road to the south west. It is currently used as a surface car park however they have the intention to bring forward plans to develop the site for either educational or residential use.
- 2.3 The Universities existing site is constrained by the irregular shape of its southern boundary. Acquiring the Council's land would 'square off' the site improving the sites development opportunity.
- 2.4 The land sought by the University currently forms part of the Councils long stay public surface car park known as Lower Ford Street. It is currently laid out as 12 car parking spaces and extends to approximately 0.064 acres.
- 2.5 The University has not yet formulated detailed plans for the development of the site however they have requested a five year option to allow them time to develop proposals. The right to exercise the option will be dependent upon Coventry University submitting an acceptable development proposal to the Council.
- 2.6 Lower Ford Street car park currently has a capacity of 168 spaces. Due to the location of the 12 spaces identified, the removal of the land from the car park would not affect the ability to operate it, albeit reducing its capacity by 7%.
- 2.7 The University has agreed to pay a market value for the land subject to a minimum purchase price conditional on planning permission being granted for the 0.064 acre site which is seen as 'best consideration'. This capital receipt would produce a revenue benefit to the Council.
- 2.8 When the overall income generated by the car park is considered including income generated from contract let spaces, duty passes and season tickets; based on assumption around costs it can be said that the disposal would leave the Council in a better revenue position.
- 2.9 **Site 2 - Tower Street** - appendix 2 site plan

- 2.10 Coventry University has recently acquired the former Royal Mail sorting office in Bishop Street from Barberry Developments. Working with Barberry, their intention is to demolish the existing property and build an 850 bed student housing development with ground floor retail units.
- 2.11 Coventry University has asked to acquire the freehold of the Council owned site adjoining their Bishop Street property. The Council site extends to approximately 0.43 acres and is located on Tower Street between junction 1 of the Ring Road and the former sorting office. It was a former petrol filling station and Royal Mail service yard.
- 2.12 The site is currently let on a 99 year lease which is due to expire in 2058; 43 years' time. The leasehold interest was acquired by the University as part of their purchase of the adjoining former Royal Mail site from Barberry.
- 2.13 An offer for the freehold of the site, subject to the existing lease, has been made by the University. Commercial property agents Lambert Smith Hampton, who are advising the Council have validated that the proposed purchase price would be considered 'best consideration' for the Council's land.

#### **2.14 Options**

- 2.15 The Council could retain ownership of both sites but this would frustrate the investment in and development of adjoining land.
- 2.16 Coventry University are looking to invest in and improve both the University campus which will also improve the city centre. Having cranes on the city's skyline and new buildings being constructed, shows a confidence in Coventry as a location and helps to attract future investment to the city.

#### **2.17 Recommendation**

- 2.18 It is recommended that approval be given to progress negotiations regarding a five year option at an agreed minimum purchase price for Lower Ford Street and the disposal of the freehold land at Tower Street (subject to lease) to Coventry University.

### **3. Results of consultation undertaken**

- 3.1 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 applications submitted around the development proposals and to make representations as part of the off street parking order.

### **4. Timetable for implementing this decision**

- 4.1 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 within 3 months from the date of the report.

### **5. Comments from Executive Director of Resources**

### 5.1 Financial implications

There is no cost to the Council of disposing Lower Ford Street, a small benefit would exist as demonstrated in paragraph 2.8. The disposal for Tower Street would generate an on-going benefit which is planned to be used to achieve the Strategic Property (FSR) target.

### 5.2 Legal implications

Section 123 of the Local Government Act 1972 enables the Council to dispose of land held by them in any manner it wishes provided that best consideration is obtained. The Councils commercial property agent Lambert Smith Hampton have indicated that the proposed purchase price for Site 2 –Tower Street would be considered best consideration.

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

*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 transfer of the parcels of land to Coventry University for possible new academic teaching space in addition to student housing will regenerate these locations thus encouraging a creative, active and vibrant city which will also indirectly assist with producing more prosperous Coventry. The construction of new facilities can be seen as making Coventry an attractive and enjoyable place to be.

### 6.2 How is risk being managed?

The key risk is that the Council cannot deduce a good title to the land. If issues arise then legal colleagues would seek to resolve these. If they are still unable to satisfy the issues, the University would have to take a view if they wished to proceed with the purchase.

Due to the level of capital receipt and organisation involved it is assumed the University has the funds available so no financial checks have been carried out. No land transfer would take place until the completion monies have been paid to the Council

### 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 transfer improves the Councils overall financial position.

### 6.4 Equalities / EIA

The report's recommendations relate to the transfer of land and do not affect the Councils policy, provision of any services or its statutory functions. As such it is not required to undertake an Equality Impact Assessment as part of the Public Sector Equality Duty outlined in the Equality Act 2010.

### 6.5 Implications for (or impact on) the environment

The transfer of the land will facilitate the potential development of new structures on the land

#### **6.6 Implications for partner organisations?**

The land transfers will assist Coventry University, a key partner in the development of Coventry's City centre, to bring forward new physical development.

**Report author(s):**

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**Paul Beesley (Team Leader –Property Development)**

**Directorate:**  
**Place**

**Tel and email contact:**  
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Suzanne Bennett	Governance Services Officer	Resources	31/7/15	31/7/15
Richard Moon	Senior Development Executive	Place	31/7/15	4/8/15
<b>Names of approvers for submission: (officers and members)</b>				
Finance: Mark Williams	Lead Accountant	Place Finance Team, Resources	31/7/15	31/7/15
Legal: Andrea Pearson	Senior Legal Executive	Resources	4/8/15	4/8/15
Director: Martin Yardley				
Members: Councillor Maton	Cabinet Member Business, Enterprise & Employment		10/8/15	10/8/15

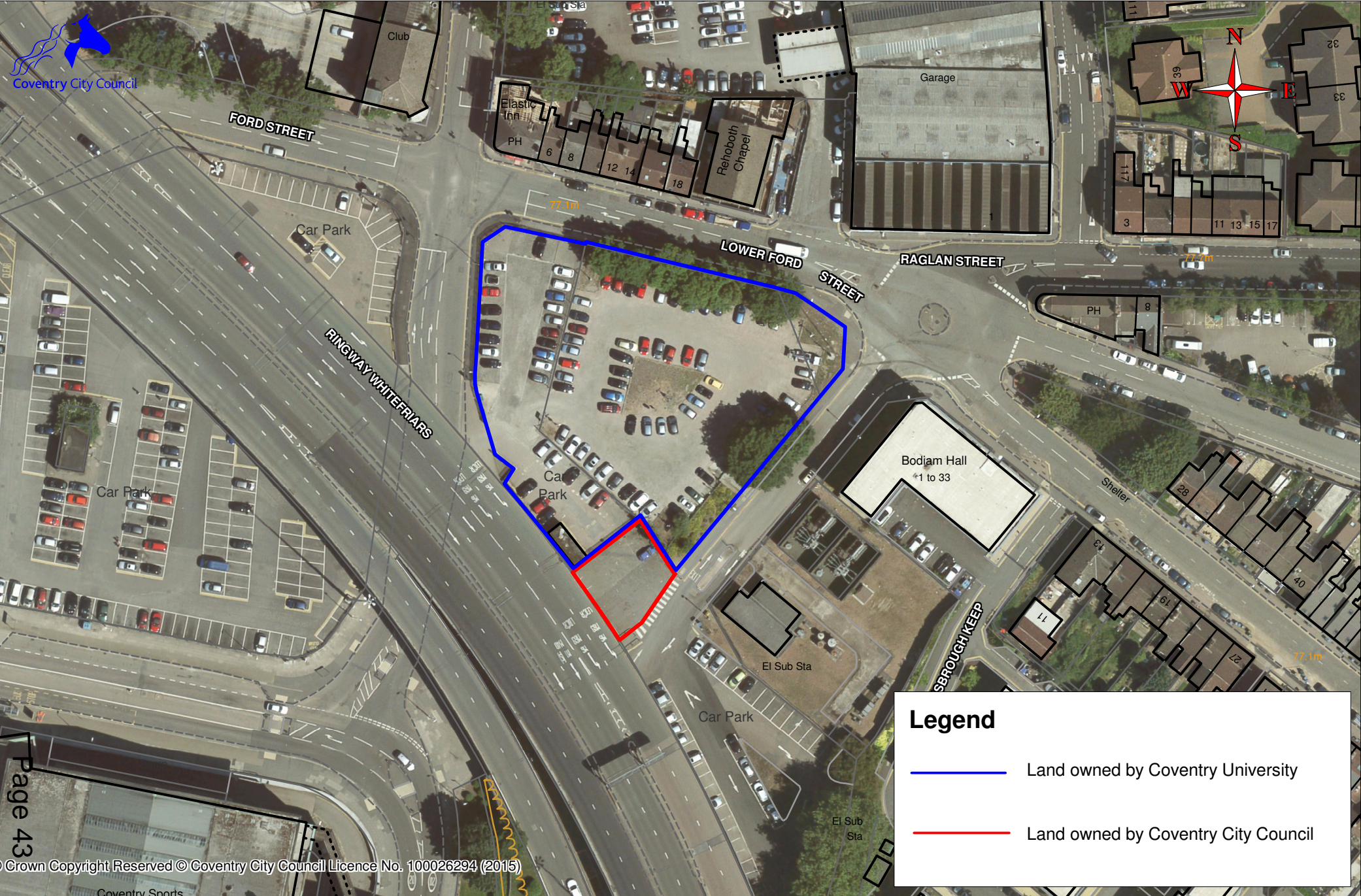
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# Lower Ford Street, Coventry.

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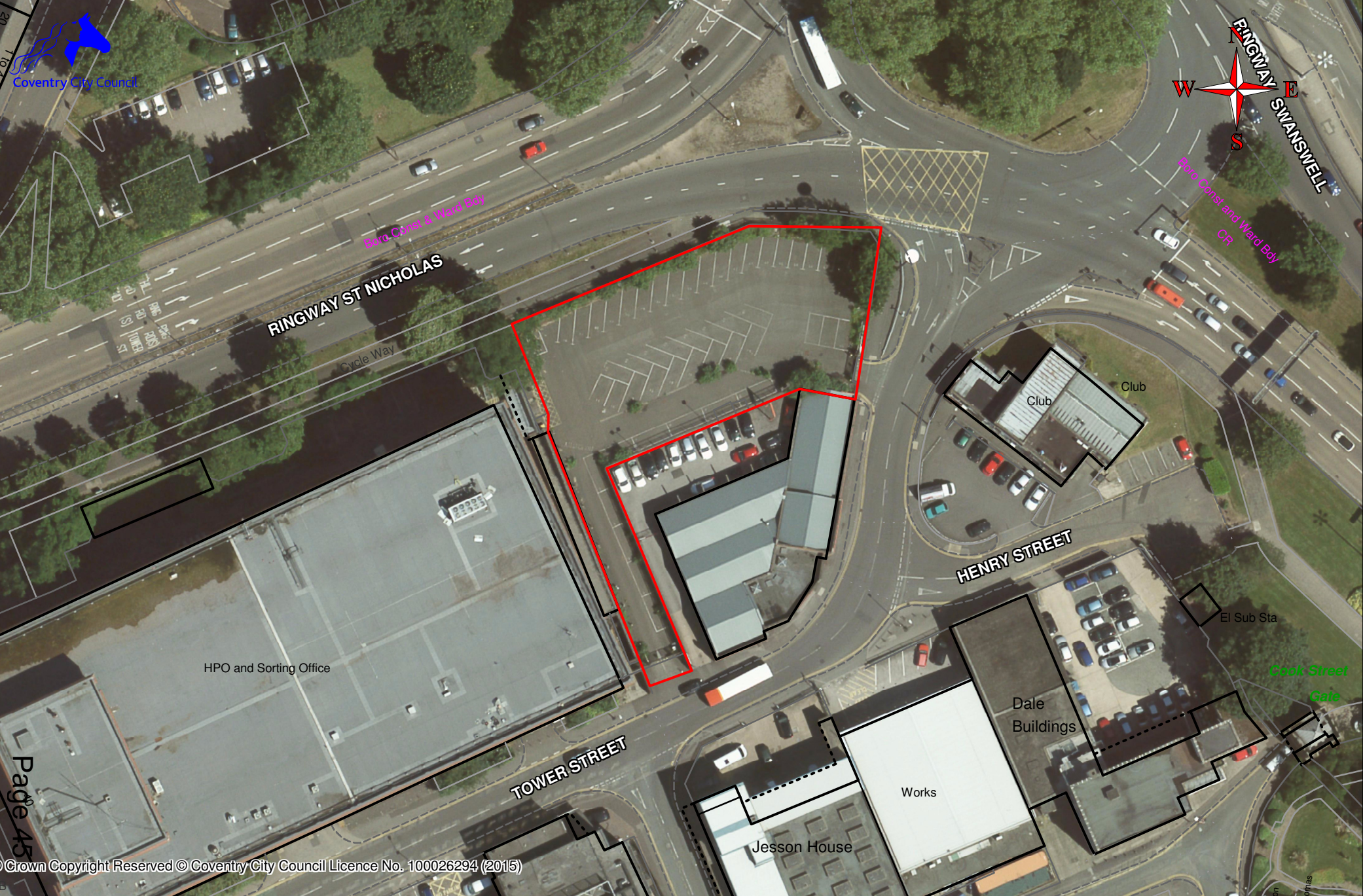


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# Land at Tower Street, Coventry.

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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.

24 August 2015

**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 – Terms of disposal

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**Is this a key decision?**

No

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**Executive Summary:**

This report seeks approval to the terms for the disposal of the former Foleshill Leisure Centre site at Livingstone Road to be developed for a Primary Care Centre and supported social care accommodation.

Authority to negotiate the terms of disposal with Arden Estates Partnership (AEP) for these purposes was given at your meeting on 1<sup>st</sup> December 2014. AEP is the exclusive developer of NHS Primary Care accommodation in Coventry. Authority was also given at the same meeting to demolish the former Foleshill Leisure Centre that occupied the site within a budget of £360,000. Demolition has been completed and the full cost of demolition will be recovered from the receipt arising from disposal.

The former Leisure centre has been re - provided at Centre AT7 and has recently celebrated its first anniversary of opening. Usage of the new centre is significantly improved on the former centre.

**Recommendations:**

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

- (1) Approve the disposal of the former Foleshill Lesiure Centre site in accordance with the terms detailed in the private report on this agenda.

**List of Appendices included:**

Site Plan

**Other useful background papers:**

Cabinet Member Report – Business, Enterprise and Employment, 1<sup>st</sup> December 2014,  
Livingstone Road – Authority to Negotiate

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

## **Report title: Livingstone Road – Terms of disposal**

### **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 availability of the Livingstone Road site, following the re-provisioning of the Foleshill Leisure Centre at Centre AT7, overcome the problems of site availability that had prevented better health facilities coming forward previously. Authority to negotiate with Arden Estates Partnership, the NHS exclusive provider of primary care accommodation, was given in December 2014 for a primary care scheme and supported social care accommodation. This report sets out the terms agreed for approval.
- 1.2 Authority was given at the same time to demolish the former Leisure Centre, and this has been achieved within the budget provided and to be recovered from the proceeds of disposal which exceed the costs.

### **2. Options considered and recommended proposal**

- 2.1 There is only one option to consider, whether to approve the terms or not. When authority to negotiate with AEP was given in December 2014, the option to openly market the site was discounted, as least likely to provide an improvement in health facility.
- 2.2 The proposed development comprises the following elements, a primary care centre to provide new doctors GP accommodation to support a patient list of at least 10,000 and a range of care facilities to support people with social care / health needs.
- 2.3 A purpose built facility will act as an enabler to supporting the changes needed in health services and improve access to their delivery. The Primary Care facility is looking to support 10,000 patients, and would replace the temporary accommodation at the General Wolfe car park approximately 200 – 300 metres away as a minimum. This health practice has been mandated by NHS England to provide services from the new health facility. The new development will provide patients with improved access to a range of services aimed at reducing the demand for urgent care and supporting patients to manage their conditions at home or in the community. The benefits are:
  - Improved patient access and continuity of care in an area of Coventry that is among the most deprived wards in England.
  - Integrated services that wrap around the patient provided from a purpose built facility that will enhance patient comfort, safety and dignity.
- 2.4 Space remains within the site if the Council wanted to explore community or operational space to let subject to terms being agreed with AEP.
- 2.5 AEP have been in negotiations with providers / developers regarding the development of care facilities on the site which will complement the range of services available. Provisional agreements are in place to develop a scheme for people with Mental Health needs through a recovery model whilst further discussions between AEP and other providers are taking place regarding the remainder of the site for accommodation for people with learning disabilities.
- 2.6 The terms agreed for the disposal of the site in its current condition conditional on the grant of a satisfactory planning consent and a contractual commitment to provide the Primary Care Centre within 18 months should the different elements of the scheme proceed on different timescales.

### **3. Results of consultation undertaken**

- 3.1 Informal officer consultation has been undertaken on the proposed development with Planning and the proposed uses are consistent with planning policies but will be subject to full consultation resulting from the submission of a detailed planning application.
- 3.2 AEP have consulted within the NHS and the proposal for replacement Primary Care and supported care home have the support of the Coventry and Rugby Clinical Commissioning Group.
- 3.3 Coventry City Council's Strategic Commissioning Team has been discussing the scope of the site with AEP and has aimed to steer any development towards supporting the Council's agenda to support local people within Coventry. There is the opportunity for the Council and / or Health partners to utilise the scheme once built. However, there is no commitment from the Council to place people and no such agreements are in place to do so at this stage.

### **4. Timetable for implementing this decision**

- 4.1 A planning application would be submitted for the development by the end of October 2015. Completion of transfer would be conditional on the grant of planning permission and would be expected to be completed before the end of the Current financial year.

### **5. Comments from Executive Director of Resources**

#### 5.1 Financial implications

The terms as stated in this report will result in a net receipt after demolition costs which will contribute to the corporate capital receipt target.

#### 5.2 Legal implications

The disposal represents an open market value disposal and satisfies the Councils requirement to achieve best consideration under section 123 of the Local Government Act 123.

### **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 key risk going forward is securing planning permission for the proposed development and securing contractual agreement with the respective operators of the component parts of the site. The contractual documentation between the Council and AEP will guarantee that a primary care facility will be constructed should the different components proceed on different timelines after planning permission has been obtained.

Regular project management meetings will be held with AEP to ensure the development programme proceeds on a timely basis.

## **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.

## **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.

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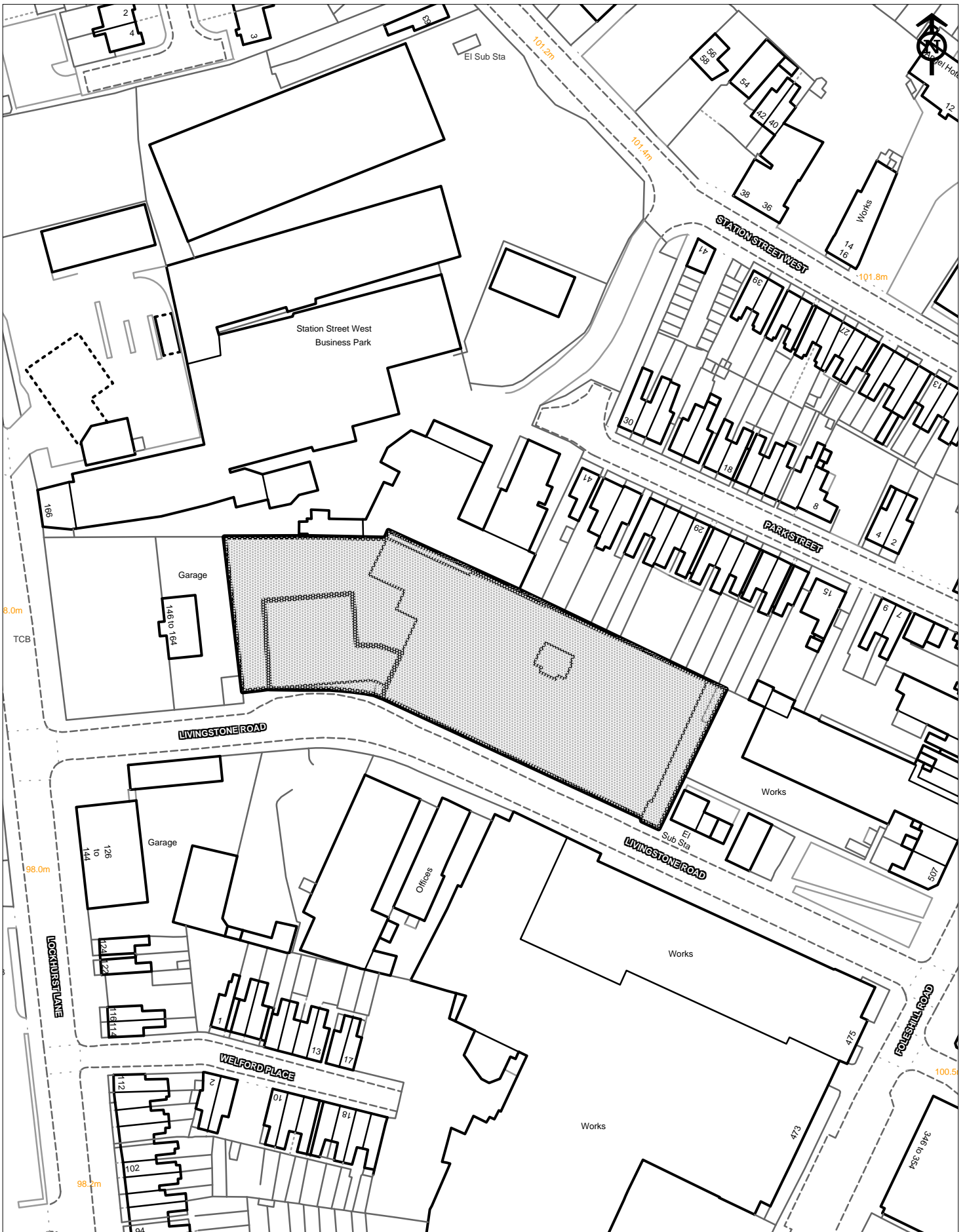
Enquiries should be directed to the above person.

<b>Contributor/approver name</b>	<b>Title</b>	<b>Directorate or organisation</b>	<b>Date doc sent out</b>	<b>Date response received or approved</b>
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Director: Martin Yardley	Executive Director	Place	7.8.2015	10.8.2015
Members: Kevin Maton	Cabinet Member	Business, Economy and Employment	7.8.2015	10.8.2015

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## Livingstone Road

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 O.S. Ref. No: 3481 SW

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 LPR-61 - 2015

Date:07/08/2015

Page 53

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

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## Public report

24 August, 2015

**Name of Cabinet Member:**

Cabinet Member for Business, Enterprise and Employment – Councillor Maton

**Director Approving Submission of the report:**

Executive Director of Resources

**Ward(s) affected:**

None

**Title:**

Outstanding Issues Report

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**Is this a key decision?**

No

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**Executive Summary:**

The City Council has adopted an Outstanding Minutes System, linked to the Forward Plan, to ensure that follow up reports can be monitored and reported to Members. The attached appendix sets out a table detailing the issues on which further reports have been requested by the Cabinet Member for Business, Enterprise and Employment so he is aware of them and can monitor progress.

**Recommendations:**

The Cabinet Member for Business, Enterprise and Employment is requested to consider the list of outstanding issues and to ask the Member of the Strategic Management Board or appropriate officer to explain the current position on those which should have been discharged at this meeting or an earlier meeting.

**List of Appendices included:**

Table of Outstanding Issues.

**Other useful background papers:**

None

**Has it or will it be considered by Scrutiny?**

No

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

No

**Will this report go to Council?**

No

**Report author(s):**

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**Directorate:**

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<b>Contributors:</b>				
Other members	Not applicable			
<b>Names of approvers:</b> (officers and members)				
Finance: Name	Not applicable			
Legal: Name	Not applicable			

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	<b>Subject</b>	<b>Date for Further Consideration</b>	<b>Responsible Officer</b>	<b>Proposed Amendment to Date for Consideration</b>	<b>Reason for Request to Delay Submission of Report</b>
1	<p><b>Save The Employment Support Service</b></p> <p>Further report on options to be submitted</p> <p>(Cabinet Member for Business, Enterprise and Employment , 20 July, 2015 – Minute 6/15 refers)</p>	September, 2015	Executive Director of Place		

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