



Cabinet Member for Jobs and Regeneration

Time and Date

2.00 pm on Wednesday, 8th March, 2017

Place

Diamond Room 2, Council House, Coventry CV1 5RR

Public Business

1. **Apologies**

2. **Declaration of Interests**

3. **Minutes**

(a) To agree the minutes of the Cabinet Member for Jobs and Regeneration held on 23 November, 2016 (Pages 3 - 6)

(b) Matters Arising

4. **Response to Petition Requesting the Removal of the Escalator in the Upper Precinct** (Pages 7 - 12)

Report of the Executive Director of Place.

The petition sponsor, Councillor R Bailey, and the petition organiser have been invited to attend the meeting for consideration of the petition.

5. **Outstanding Issues**

There are no outstanding issues.

6. **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

Nil

Martin Yardley, Executive Director, Place, Council House Coventry

Tuesday, 28 February 2017

Note: The person to contact about the agenda and documents for this meeting is

Suzanne Bennett e mail suzanne.bennett@coventry.gov.uk

Membership: Councillor J O'Boyle, Cabinet Member, Councillor D Welsh, Deputy Cabinet Member, Councillor G Crookes, Shadow Cabinet Member

By invitation Councillor R Bailey

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

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

Suzanne Bennett
e mail suzanne.bennett@coventry.gov.uk

Coventry City Council
Minutes of the Meeting of Cabinet Member for Jobs and Regeneration held at 2.00
pm on Wednesday, 23 November 2016

Present

Cabinet Member: Councillor J O'Boyle

Other Members: Councillor D Welsh (Deputy Cabinet Member)
Councillor G Crookes (Shadow Cabinet Member)

Employees (by Directorate):

Place: D Cockcroft, R Young

Resources: O Aremu, S Bennett

Public Business

28. Declaration of Interests

There were no declarations of interest.

29. Minutes

The Minutes of the meeting held on 5 October, 2016 were signed as a true record. There were no matters arising.

30. 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 matter contained in Minute 35 below relating to 2-12 and 14-18 Corporation Street – Lease Surrender and Regrant on the grounds that that item involves the likely disclosure of exempt information, as defined in Paragraph 2 and 3 of Schedule 12A of that Act, as it contains information relating to the identity financial or 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.

31. Delivering the Jobs and Growth Strategy - Half Year Progress (April 2016-September 2016)

The Cabinet Member considered a report of the Executive Director of Place which summarised progress made in the six months April to September, 2016 to deliver the Jobs and Growth Strategy for Coventry. The 3 year Strategy was endorsed by the Council in May 2014 and it articulates how the Council will use its resources to make to Coventry a City that supports businesses to grow and ensure that residents' share in the benefits of a sustainable growing economy.

In the first six months of the year, the Economy and Jobs service, part of the City Centre and Development Services, has directly contributed to creating 915 new job opportunities within Coventry against a target of 1,219 set for the year. £18 million pounds of business investment has also been secured for the benefit of the City. Council services have already supported 193 businesses to grow and develop.

In the past 6 months just under 4000 people have accessed employment support. 672 people who have engaged with the services provided have progressed into work, which is a significant achievement. The majority of these individuals are engaging through the Council's city centre Job Shop located in Bull Yard.

The Council is committed to supporting young people into employment, particularly those who fall into the NEETs category (young people not in education, employment or training). In May 2016 the Council began implementing the £8.5million European Social Fund funded youth programme for Coventry called Ambition, further details of which were outlined in the report.

The Cabinet Member, Deputy Cabinet Member and Shadow Cabinet Member welcomed the progress detailed and, in particular, noted that the 2016-17 target for achieving 150 NEETs into work, education or training had already been reached with 180 NEETs securing work, education or training between April to September 2016.

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

- (1) Notes and endorses the progress made by the Jobs and Growth Strategy for Coventry between April-September 2016**
- (2) Agrees that future performance reports be brought to Cabinet on an annual basis only**
- (3) Agrees that the 2016-17 target for NEETs into work, education or training be increased from 150 to 325**

32. 2-12 and 14-18 Corporation Street - Lease Surrender and Regrant

The Cabinet Member considered a report of the Executive Director of Place which indicated that EDG Property (EDG) proposed to invest significant financial resources into the refurbishment and development of the currently vacant former Co-op department store and the adjacent 2-12 Corporation Street known as the Hawkins Building. The Co-op store has remained vacant for the last 12 months since the retailer closed, with no real prospect of securing a replacement department store operator.

The proposed scheme, subject to planning, would provide a sympathetic regeneration of the architecturally important building, retaining its iconic features and producing new ground floor retail, restaurant and leisure units and approximately sixty seven residential apartments on the upper floors of the former department store with residential and or offices proposed for the upper floors of the Hawkins building.

There is currently no proven market for this type of development in the City Centre, so there is considerable uncertainty around the strength of demand for private, high quality residential accommodation in the City Centre. This coupled with the costs/risk of redeveloping existing buildings means that the development is not considered to producing a return commensurate with the commercial risk being taken. As such the Council is being asked to forgo its existing rental income for the next 41 years and any income for the next 250 years. In return it secures the development outlined.

To facilitate this proposal, the Council is being asked to widen the existing user clause to enable residential accommodation to be incorporated in the building and extend the term of the current head leases from 41 to 250 years which allows the developer to access the private development funding necessary.

To protect the Council's position and delivery of the development, a statement of principles setting out the quality levels of the development have been agreed and the new lease would not be granted to the developer until they had secured planning permission for the scheme and let a building contract to undertake the work. In a form acceptable to the Council.

A corresponding private report detailing confidential financial matters was also submitted for consideration (Minute 35 below refers)

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

- (1) Approves the surrender of the current lease and granting of a new 250 year lease at a value of £1**
- (2) Delegates authority to the Executive Director of Resources to complete the necessary legal documentation**
- (3) Delegates authority to the Executive Director of Place, following consultation with the Cabinet Member for Jobs and Regeneration, for any subsequent variation in terms**

33. Outstanding Issues

There were no outstanding issues.

34. Any Other Items of Urgent Public Business

There were no other items of urgent public business.

35. 2-12 and 14-18 Corporation Street - Lease Surrender and Regrant

Further to Minute 32 above, the Cabinet Member for Jobs and Regeneration considered a report of the Executive Director of Place which detailed confidential financial matters in relation to the lease surrender and regrant of 2-12 and 14-18 Corporation Street.

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

- (1) Approves the surrender of the current lease and granting of a new 250 year lease at a value of £1**
- (2) Delegates authority to the Executive Director of Resources to complete the necessary legal documentation**
- (3) Delegates authority to the Executive Director of Place, following consultation with the Cabinet Member for Jobs and Regeneration, for any subsequent variation in terms**

36. Any Other Items of Urgent Private Business

There were no other items of urgent private business.

(Meeting closed at 2.30pm)



Cabinet Member for Jobs and Regeneration

8 March 2017

Name of Cabinet Member:

Cabinet Member for Jobs and Regeneration - Councillor J O'Boyle

Executive Director Approving Submission of the report:

Executive Director of Place

Ward(s) affected:

St Michaels

Title: Response to Petition Requesting the Removal of the Escalator in the Upper Precinct

Is this a key decision?

No

Executive Summary:

This report responds to a petition bearing 312 signatures which was submitted to the City Council. The petition is supported by Councillor Roger Bailey. The petition requests that the City Council investigate the possibility of removing the Upper Precinct escalator. The report also provides information on previous and continuing negotiations to remove the escalator.

Recommendations:

The Cabinet Member for Jobs and Regeneration is recommended to:

- (1) Request that officers continue to negotiate with the current owners of the Upper Precinct in order to assist in facilitating the removal of the escalator.
- (2) That following these negotiations, officers be requested to submit a report to Cabinet outlining how the Council may assist in removing the escalator.
- (3) That officers be requested to inform the petitioners of the situation.

List of Appendices included:
None

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: Response to Petition Requesting the Removal of the Escalator in the Upper Precinct

1. Context (or background)

- 1.1 A petition bearing 312 signatures has been received calling for the removal of the escalator in Upper Precinct to restore a “strong element of the appeal of the original symmetrical 1950’s Gibson layout”.
- 1.2 The desire to de-clutter the Precinct is not new and has been a long held ambition of the Council. Prior to the petition the Council has been in discussions with the previous owners of the Upper Precinct. At that time the former owners were not prepared to commit to the removal of the escalator.
- 1.3 Immediately following the sale of the Upper Precinct last year the Council commenced exploratory discussions with the new owners to remove the escalator and improve the shops. These discussions are continuing and would, if successful achieve the same aims as the petition.
- 1.4 It should be noted that this work is part of a larger attempt to both de-clutter the city centre and bring more legibility that includes the extensive public realm schemes that have already taken place and the current projects to re-open the link from Hertford Street to Broadgate Square and the removal of the large planters in Smithford Way.

2. Options considered and recommended proposal

- 2.1 It is recommended to continue to negotiate with the owners of the escalator and the shops in Upper Precinct to try to facilitate the removal of the escalator.
- 2.2 The removal of the escalator not only provides the opportunity to de-clutter the city centre which helps restore some of the elements of the Gibson plan but it also provides an opportunity to improve the links to the City Centre South scheme and a chance to improve the shops in this area. This will both retain occupiers and to improve confidence in the scheme and the city.
- 2.3 The cost of removing the escalator are likely to be high and improving public the new owner will need to reconcile these in a business case for its investors. Ultimately there may be a shortfall in funding to achieve this and the upgrading of the public realm that would be an integral part of this scheme.
- 2.4 The alternative to the above course of action would be to do nothing. This is not considered an option as it may mean the Council misses the opportunity to remove the escalators for the foreseeable future.

3. Results of consultation undertaken

- 3.1 No consultation has taken place at this time.

4. Timetable for implementing this decision

- 4.1 The recommendation to continue to negotiate if approved will be implemented immediately.

5. Comments from Director of Resources and Corporate Services

5.1 Financial implications

There are no financial implications within the recommendations above. Once negotiations have concluded these will be the subject of a separate report to Cabinet / Council and any financial implications would be detailed at that time.

5.2 Legal implications

There are no legal implications within the recommendations above. Once negotiations have concluded these will be the subject of a separate report to Cabinet / Council and any legal implications would be detailed at that time.

5.3 Other implications

There are no other implications within the recommendations above. Once negotiations have concluded these will be the subject of a separate report to Cabinet / Council and any other implications would be detailed at that time.

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 recommendations in this report are to assist in the aspiration to create a vibrant city centre for the benefit of its residents with the creation of an improved environment. This is expected to increase footfall in the city centre and assist in broadening the catchment shopper population. The removal of the escalator and improvement of the shops on Upper Precinct will also ultimately benefit the proposals for the City Centre South development completing the retail circuit.

6.2 How is risk being managed?

There is no risk within the recommendations above. Once negotiations have concluded these will be the subject of a separate report to Cabinet / Council and any risk to the Council would be detailed at that time.

6.3 What is the impact on the organisation?

There is no impact upon the organisation within the recommendations above. Once negotiations have concluded these will be the subject of a separate report to Cabinet / Council and any potential impact upon the organisation would be detailed at that time.

6.4 Equalities / EIA

This decision does not impact on Equalities

6.5 Implications for (or impact on) the environment

There are no other implications or impact on the environment within the recommendations above. Once negotiations have concluded these will be the subject of a separate report to Cabinet / Council and any implications or impact on the environment would be detailed at that time.

6.6 Implications for partner organisations?

There are no other implications for partner organisations within the recommendations above. Once negotiations have concluded these will be the subject of a separate report to Cabinet / Council and any implications to partner organisations would be detailed at that time.

Report author(s):

Name and job title: David Cockroft, Assistant Director, City Centre and Major Developments

Directorate: Place

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Enquiries should be directed to the above person.

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
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Names of approvers for submission: (officers and members)				
Finance: Phil Helm	Finance Manager	Place	27/2/17	27/2/17
Legal: Oluremi Aremu	Major Projects Lead Lawyer	Place	27/2/17	27/2/17
Director: Martin Yardley	Executive Director Place	Place	26/2/17	27/2/17
Members: Councillor J O'Boyle	Cabinet Member for Jobs and Regeneration	CCC	27/2/17	27/2/17

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