



Cabinet Member for Jobs and Regeneration

Time and Date

2.00 pm on Wednesday, 31st August, 2016

Place

Committee Room 2 Council House, Coventry

Public Business

1. **Apologies**
2. **Declaration of Interests**
3. **Minutes** (Pages 5 - 8)
 - a) To agree the Minutes of the meeting of the Cabinet Member for Jobs and Regeneration held on 6 July, 2016
 - 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. **Norton House - Lease to Coventry Refugee and Migrant Centre** (Pages 9 - 18)

Report of the Executive Director of Place
6. **189 and 191 Princethorpe Way, Ernesford Grange - Authority to Dispose** (Pages 19 - 26)

Report of the Executive Director of Place
7. **Freehold Sale - 14 The Row, Baginton** (Pages 27 - 34)

Report of the Executive Director of Place
8. **Livingstone Road - Revised Terms to Enable Supportive Living Development by Coventry Warwickshire Mind to Proceed Before Health Centre Development** (Pages 35 - 44)

Report of the Executive Director of Place
9. **The Former Parish Rooms, Vecqueray Street, Coventry** (Pages 45 - 52)

Report of the Executive Director of Place

10. **Authority for Attendance** (Pages 53 - 58)

- a) Trade and Investment Visit to Olofstrom, Sweden, November, 2016
- b) CW Growth Hub Visit to Shanghai and Beijing, China, September, 2016

11. **Outstanding Issues**

There are no outstanding issues.

12. **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

13. **Freehold Sale - 14, The Row, Baginton** (Pages 59 - 66)

Report of the Executive Director of Place

(Listing Officer: G Stephens, 02476 832577)

14. **Livingstone Road - Revised Terms to Enable Supportive Living Development by Coventry Warwickshire MIND to Proceed Before Health Centre Development** (Pages 67 - 78)

Report of the Executive Director of Place

(Listing Officer: J Grant, Tele; 02476 833674)

15. **The Former Parish Rooms, Vecqueray Street, Coventry** (Pages 79 - 86)

Report of the Executive Director of Place

(Listing Officer: G Stephens, Tele: 02476 832577)

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

Chris West, Executive Director, Resources, Council House Coventry

Monday, 22 August, 2016

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

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

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language please contact us.

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Coventry City Council
Minutes of the Meeting of Cabinet Member for Jobs and Regeneration held at 2.00
pm on Wednesday, 6 July 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: C Andrews, N. Clews

Resources: O Aremu, S Bennett

Public Business

1. Declaration of Interests

There were no disclosable pecuniary interests.

2. Minutes

The minutes of the meeting of the former Cabinet Member for Business, Enterprise and Employment were noted.

3. Exclusion of 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 relating to "Land on the North East Side of Wyken Croft – Surrender of Existing Lease and Sale of Land" on the grounds that that item involves the likely disclosure of exempt information, as defined in Paragraph 3 of Schedule 12A of the Act, as it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) and that in all circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

4. Land on the North East Side of Wyken Croft - Surrender of Existing Lease and Sale of Land

The Cabinet Member considered a report of the Executive Director of Place which indicated that Pinley Rugby Club are acquiring the freehold of their ground from Wyken Working Men's Club with the support of a grant from the Rugby Football Union. In order to consolidate their ownership, they have requested to acquire the freehold of lease of the land they occupy from the Council, which is presently leased to Wyken Working Mens' Club, together with Council land upon which they have partly built their club house.

Part of the land is designated as public open space. It has come to light that at some point in the past, Pinley Rugby Club have extended their clubhouse onto this land and incorporated it into their site. There is no evidence that permission for this was ever obtained from the City Council.

Pinley Rugby Club have approached the City Council seeking to allow the Wyken Working Mens' Club lease to be surrendered whilst simultaneously selling or leasing To Pinley Rugby Club the two parcels of land.

In order to obtain best consideration for the freehold land to a single purchaser, the land had been independently valued at the expense of the proposed purchaser.

The Executive Director of Place reported orally at the meeting that the independent valuation of the land had been received since the report had been written and details of the valuation were reported in the private part of the meeting (Minute 7/16 below refers)

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

- (1) Approves Coventry City Council selling the freehold interest on the basis reported and simultaneously accepting a surrender of the Wyken Working Mens' Club leasehold interest as the terms agreed represent market value.**
- (2) Delegates authority to the Executive Director of Resources, following consultation with Cabinet Member for Jobs and Regeneration, to complete an Agreement to Surrender and then a Deed of Surrender with the Wyken Mens' Club and the simultaneous sale of the freehold interest in the land to Pinley Rugby Club.**
- (3) Approves the advertisement of the intention to dispose of the land presently designated as Public Open Space and consider any objections received.**
- (4) Delegates authority to the Executive Director of Place and the Executive Director of Resources as appropriate following consultation with the Cabinet Member for Jobs and Regeneration to agree any variations or new requirements that are deemed necessary to give effect to the above proposals.**

5. Outstanding Issues

There were no outstanding issues.

6. Any Other Items of Public Business

There were no other items of public business.

Private Business

7. Land on the North East Side of Wyken Croft - Surrender of Existing Lease and Sale of Land

Further to Minute 4/16 above, the Executive Director of Place reported orally on confidential financial matters in relation to the surrender of existing lease and sale of land on the north east side of Wyken Croft.

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

- (1) Approves Coventry City Council selling the freehold interest on the basis reported and simultaneously accepting a surrender of the Wyken Working Mens' Club leasehold interest as the terms agreed represent market value.**
- (2) Delegates authority to the Executive Director of Resources, following consultation with Cabinet Member for Jobs and Regeneration, to complete an Agreement to Surrender and then a Deed of Surrender with the Wyken Mens' Club and the simultaneous sale of the freehold interest in the land to Pinley Rugby Club.**
- (3) Approves the advertisement of the intention to dispose of the land presently designated as Public Open Space and consider any objections received.**
- (4) Delegates authority to the Executive Director of Place and the Executive Director of Resources as appropriate following consultation with the Cabinet Member for Jobs and Regeneration to agree any variations or new requirements that are deemed necessary to give effect to the above proposals.**

NOTE: This item of business was considered as an item of urgent private business which the Cabinet Member decided to consider because of the special circumstances involved, such circumstances being the need to report on the independent valuation of the land which had been received after the report detailed in Minute 4/16 above had been written.

(Meeting closed at 2.25 pm)

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Cabinet Member for Jobs and Regeneration

31st August 2016

Name of Cabinet Member:

Cabinet Member for Jobs and Regeneration – Councillor J O’Boyle

Director Approving Submission of the report:

Executive Director of Place

Ward(s) affected: St Michael’s

Title:

Norton House – Lease to Coventry Refugee and Migrant Centre.

Is this a key decision?

No

Executive Summary:

Coventry Refugee and Migrant Centre (“CRMC”) is a charity which occupies premises in Lamb Street from a private landlord on a short term tenancy agreement which the Council in part funds through grant aid to the organisation.

CRMC have agreed to take a lease of Norton House from the Council to develop as a permanent base and resource centre. Terms have been agreed between the parties Subject to Contract and Cabinet Member approval.

Norton House, as outlined in red on the attached plan, is in the freehold ownership of the Council (“CCC”) and was previously occupied by the Coventry Cyrenians as a drop in centre for the homeless but was vacated in June 2014. Since that time Norton House has been marketed on a leasehold basis, however, interest over this time has been limited.

Recommendations:

The Cabinet Member for Jobs and Regeneration is recommended to:

1. Approve the grant of a lease of Norton House to Coventry Refugee and Migrant Centre upon the terms set out in this report
2. Delegate authority to Resources Directorate (namely Legal Services) to prepare the agreed lease to the Coventry Refugee and Migrant Centre on the basis of the agreed terms which will include a capital contribution of £75,000 from Coventry City Council for essential repair and fit out of Norton House
3. Delegate authority to the Executive Director of Place and the Executive Director of Resources as appropriate following consultation with Cabinet Member for Jobs and Regeneration to agree any variations or new requirements that are deemed necessary to give effect to the above proposals

List of Appendices included:

Appendix i – 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: Norton House – Lease to Coventry Refugee and Migrant Centre

1. Context (or background)

- 1.1 Norton House, as outlined in red on the attached plan, was previously leased by the Council to the Coventry Cyrenians from 1977. The Cyrenians moved out of Norton House in June 2014 and thereafter it was placed on the market on a leasehold basis. .
- 1.2 The main part of Norton House is a large (approx 2,700 sq ft) late Victorian converted town house with slate pitched roof and brick walls over two floors. Over time the house has been extended to include a store, shower facilities and one bed living accommodation. Norton House is in need of general refurbishment and updating.
- 1.3 Whilst Norton House has been on the market since June 2014, due to the size, poor configuration, poor condition and lack of parking facilities, it has garnered little interest from the market.
- 1.4 The Council in part, grant aids CRMC to occupy premises on a lease from a private landlord which is on a rolling short term tenancy and provides no security of occupation for the organisation. CRMC approached the Council early in the marketing process about a permanent move to Norton House. In this way grant aid resources for rent would be recycled to the Council.
- 1.5 Terms have now been agreed between the Council and CRMC These being the grant of a 21 year lease subject to a 6 month rent free period to allow time for refurbishment and fit out of Norton House. For the following six months the rent will be £10,000 per annum and then for the remainder of the term the rent will be £17,500 per annum, subject to review, linked to RPI increases in each fifth year of the term.
- 1.6 CRMC have agreed to take Norton House in its existing poor state and condition and the Council have agreed to provide a £75,000 contribution to the works required to be carried out by CRMC, This is to be used as a contribution towards essential repair and fit out in accordance with a schedule of works to be agreed. The Capital contribution will be released in instalments against receipt of invoices for work completed. This will be protected under the provisions of the lease.
- 1.7 The Council has no operational or service requirements for Norton House.

2. Options considered and recommended proposal

- 2.1 The recommended option is to confirm agreement to the grant of the lease upon the proposed terms as set out in this report.
- 2.2 A second option would be to not accept the offer and leave Norton House on the market for a further period of time with the view to attract a better offer or to dispose of it by way of auction.
- 2.3 Norton House has been on the market for over two years and interest has been limited. The property suffers from a number of issues that have made it unattractive to potential users to include a poor configuration, poor condition and lack of parking. It is recommended that Cabinet Member approve the grant of the lease upon the terms set out in this report.

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 the lease will be completed this financial year.

5. Comments from Executive Director of Resources

5.1 Financial implications

This decision, if approved, will generate an increased rental income stream and provide an investment in the property. The Council will advance £75,000 from its repairs budget for items of repair and refurbishment to the building. This sum will be advanced against a schedule of work and invoices and is recouped through the rent over the duration of the lease.

5.2 Legal implications

5.2.1 Officers confirm that the annual rentals agreed under the terms of the propose lease represent the open market value. This meets the Council's obligations to obtain best value under the requirements of section 123 of the Local Government Act 1972

5.2.3 Legal Services will be instructed to draft, agree and complete the lease between the parties upon the terms set out in this report

5.2.3 The lease will document and control the agreed CCC's contribution of £75,000 towards the agreed repair and maintenance works and the release upon the completion of phased stages of the works.

6. Other implications

6.1 None

6.2 How is risk being managed?

Risks will be managed through the lease process. The highest risk is the potential loss of funding to the tenant and the lease coming back to the Council. If this materialised the premises would come back in a substantially better state than when the lease was granted. In addition, if the tenant moved out Commercial Property Management would re-assign the building in the normal way it manages all of the investment properties the Councils owns.

6.3 What is the impact on the organisation?

There is no significant impact on the organisation arising from this proposal.

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?

CRMC are partner organisation that the Council grant aids in part for their running costs. A lease of this nature means that grant aid funding that goes on premises rent will be recycled into the Council.

Report author(s):

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

Directorate: Place

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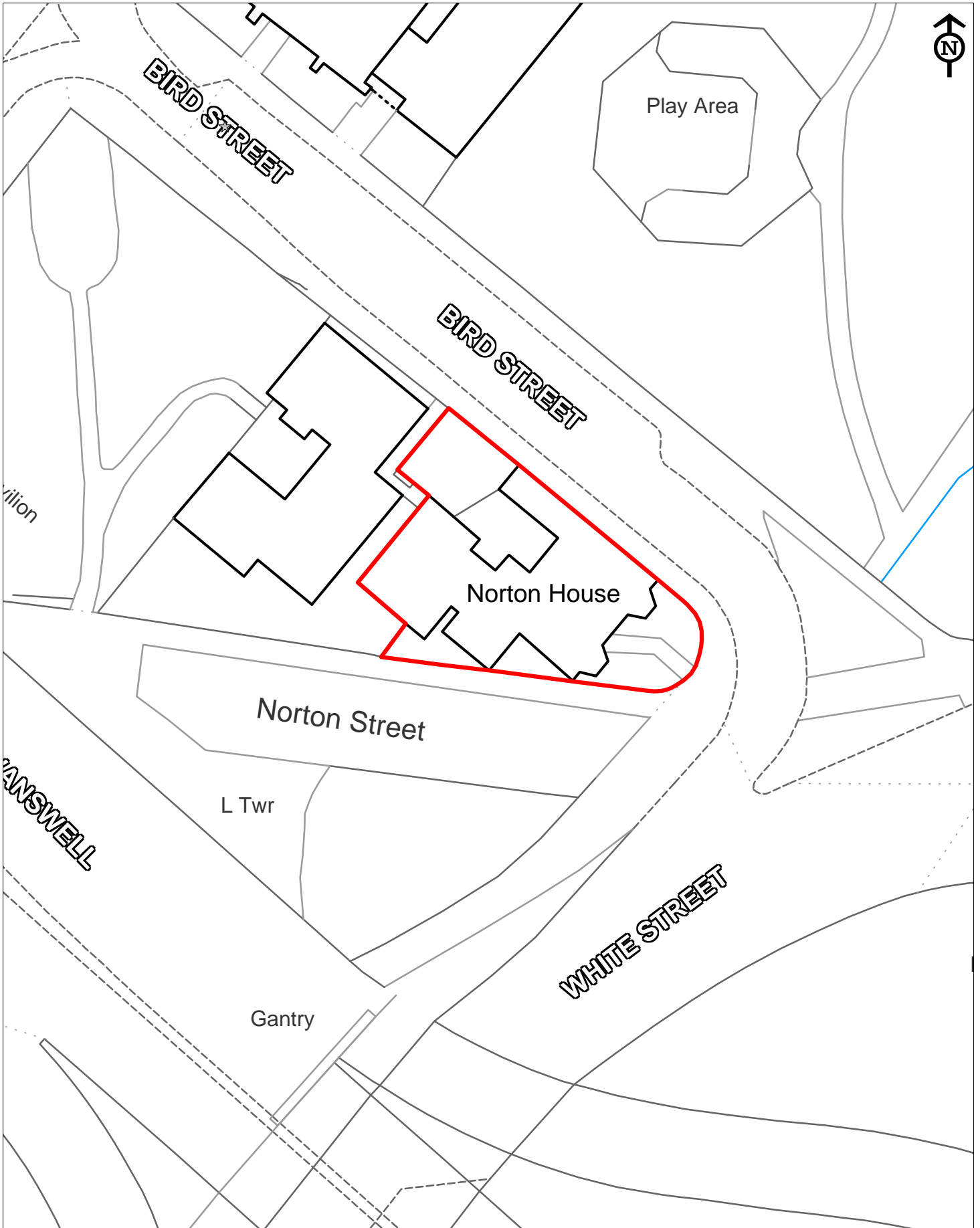
Enquiries should be directed to the above person.

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Nigel Clews	Assistant Director - Property Asset Management	Place	03.08.16	03.08.16
Other members				
Names of approvers for submission: (officers and members)				
Finance: Mark Williams	Lead Accountant Business Partner	Resources	02.08.16	03.08.16
Legal: Julie Sprayson	Principal Legal Executive	Resources Legal	3.8.16	3.8.16
Governance: Suzanne Bennett	Governance Services Team Leader	Resources - Governance Services	02.08.16	02.08.16
Director: Martin Yardley	Executive Director	Place	04.08.16	04.08.16
Member: Councillor O'Boyle	Cabinet Member for Jobs and Regeneration		15.08.16	15.08.16

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PLACE DIRECTORATE
 PROPERTY MANAGEMENT DIVISION
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 COVENTRY CV1 2PY
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Norton House, Bird Street

Scale 1: 500
 O.S. Ref. No:3379 SE

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Date:01/08/2016

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Cabinet Member for Jobs and Regeneration

31 August 2016

Name of Cabinet Member:

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

Director Approving Submission of the report:

Executive Director, Place

Ward(s) affected:

Binley and Willenhall

Title:

189 and 191 Princethorpe Way, Ernesford Grange - Authority to dispose

Is this a key decision?

No

Executive Summary:

The Council disposed of 193 Princethorpe Way, a surplus building then used as a day centre, for development as 10 residential dwellings in 2013.

Two adjoining former staff dwellings (189 & 191) were retained in 2013 as they were then used operationally as to meet the needs of clients of All Age Disabilities Services. The two dwellings are now empty and no longer required for operational use. They also require significant investment to bring them up to a reasonable standard of repair.

The purpose of this report is to seek approval to the freehold disposal of these two remaining properties and to negotiate the sale to the developer that purchased the adjoining land at market value, for a comprehensive development of the site. If market value cannot be secured from that developer, to market the properties by tender or auction.

Recommendations:

Cabinet Member for Jobs and Regeneration is requested to:-

1. Approve a negotiated sale of the freehold interest in 189 and 191 Princethorpe Way to the purchaser of the adjoining land, at market value or if that cannot be achieved, to market the properties by tender, auction or any other appropriate method.
2. Delegate authority to the Executive Director, Place to conclude the terms of freehold disposal of these two properties, in accordance with paragraphs 5.1 and 5.2 of this report.

List of Appendices included:

A Plan referred to in the report.

Background papers:

None

Other useful documents:

Outline Planning Permission dated 10 January 2013 (OUT/2012/1997)

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:

189 and 191 Princethorpe Way, Ernesford Grange – Authority to dispose

1. Context (or background)

- 1.1 During the 1970s, the Council constructed a development comprising 3 buildings (known as 189-193 Princethorpe Way), the main building (number 193) was constructed as a residential home for children with learning difficulties.
- 1.2 The other two buildings (numbers 189-191) were staff residential units.
- 1.3 In the 1990s, the use of the main building (number 193) was changed to a day centre. It was declared surplus to requirements in 2012 and after obtaining outline planning permission for 10 houses, the 0.76 acre site (0.30ha) site and building (shown hatched black on the attached plan) was sold to a local developer (James O’Flanagan Ltd), in 2013.
- 1.4 The two residential units (189-191 and shown cross hatched on the plan), which form the subject of this report, remained in Council ownership, and were used for housing for clients with learning disabilities and emergency accommodation. Both units are now vacant, the former occupiers having been moved to more appropriate supported accommodation.
- 1.5 An independent condition survey was carried out on the two properties in February 2015, which concluded that a number of repairs and improvements should be undertaken to bring the two properties up to a basic standard. The estimated cost is in the region of £25,000 - £30,000, however the condition of 191 has since deteriorated and requires more extensive renovation works.
- 1.6 The premises which are not fit for continued use in their current condition, are no longer required for the delivery of operational services to All Age Disability Services’ clients and are surplus to operational requirements.
- 1.7 The developer, James O’Flanagan Ltd, has demolished 193 Princethorpe Way and cleared the site. Prior to submitting a detailed planning application for its development, the developer has put forward a proposal to acquire the two dwellings 189 and 191 Princethorpe Way, to enable a comprehensive development of the combined site.

2. Options considered and recommended proposal

- 2.1 The principal options for the two surplus properties are to consider their disposal, preferably to the developer of the adjoining site to enable a single comprehensive development of the combined site, provided market value can be achieved. The inclusion of these two dwellings within the site should enable a combined site development of 13 dwellings (subject to planning). Alternatively, the Council could just dispose of the properties with incoming purchasers undertaking works of refurbishment. Both properties share utility services with the adjoining site and there would be some disruption, as services were reconfigured as part of the development of the adjoining site.
- 2.2 Having regard to the extent and duration of development works to be undertaken on the adjoining site and the servicing arrangements to the two properties, it is considered that the best option is to try and negotiate the sale of the freehold interest in both properties to the developer of the adjoining land, at market value, to enable a comprehensive development of the combined site.

- 2.3 If market value cannot be obtained in the disposal, then the Council should sell the property through a competitive process such as an auction or tender.

3. Results of Consultation undertaken

- 3.1 The Cabinet Member for Strategic Finance and Resources has been consulted on the decision to declare the properties surplus to requirements.

4. Timetable for implementing this decision

- 4.1 A negotiated disposal at market value should be concluded within 3 months, if this does not secure market value, private disposal could expect to take 3-6 months.

5. Comments from Executive Director, Resources

5.1 Financial implications

- 5.1.1 If the properties are approved for disposal, any capital receipt received will contribute towards the 2016/2017 forecast for capital receipts that help to support the Council's Medium Term Financial Position.

5.2 Legal implications

- 5.2.1 In order to meet the Council's requirement to obtain the best price reasonably obtainable, in accordance with the provisions of S.123 of the Local Government Act 1972, the properties will be valued by an external valuer, to establish market value. If a negotiated settlement cannot be agreed at that figure, the properties will be marketed by tender or auction and sold at the highest acceptable bid price.
- 5.2.3 Officers within the Resources Directorate (Legal Services) will complete the necessary legal documentation affecting the freehold disposal and will collect payment of the agreed consideration

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)?

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

6.2 How is risk being managed?

- 6.2.1 The level of risk is low and will be managed by the surveyor dealing with the disposal throughout the disposal process.
- 6.2.2 The recommended option gives the Council the greatest certainty over the delivery of a capital receipt and obtaining best consideration.

6.2.3 The developer is obtaining a new planning permission for the whole site but the existing properties are already in residential use and therefore, the principle of residential development is established.

6.4 What is the impact on the organisation?

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

6.5 Equalities / EIA

6.5.1 No Equality Impact Assessment has been undertaken as the properties will be vacant and the recommendations do not constitute a change in service policy.

6.6 Implications for (or impact on) the environment

6.6.1 The principle of development has been established through the existing outline planning consent and a new permission is being sought. The Design and Access Statement in the existing planning permission outlines the principles of the scheme design and its impact on the surrounding area.

6.7 Implications for partner organisations?

6.7.1 None

Report author(s):

Name and job title: David Cass – Development Surveyor

Directorate: Place

Tel and email contact: 024 7683 2793

david.cass@coventry.gov.uk

Enquiries should be directed to the above person.

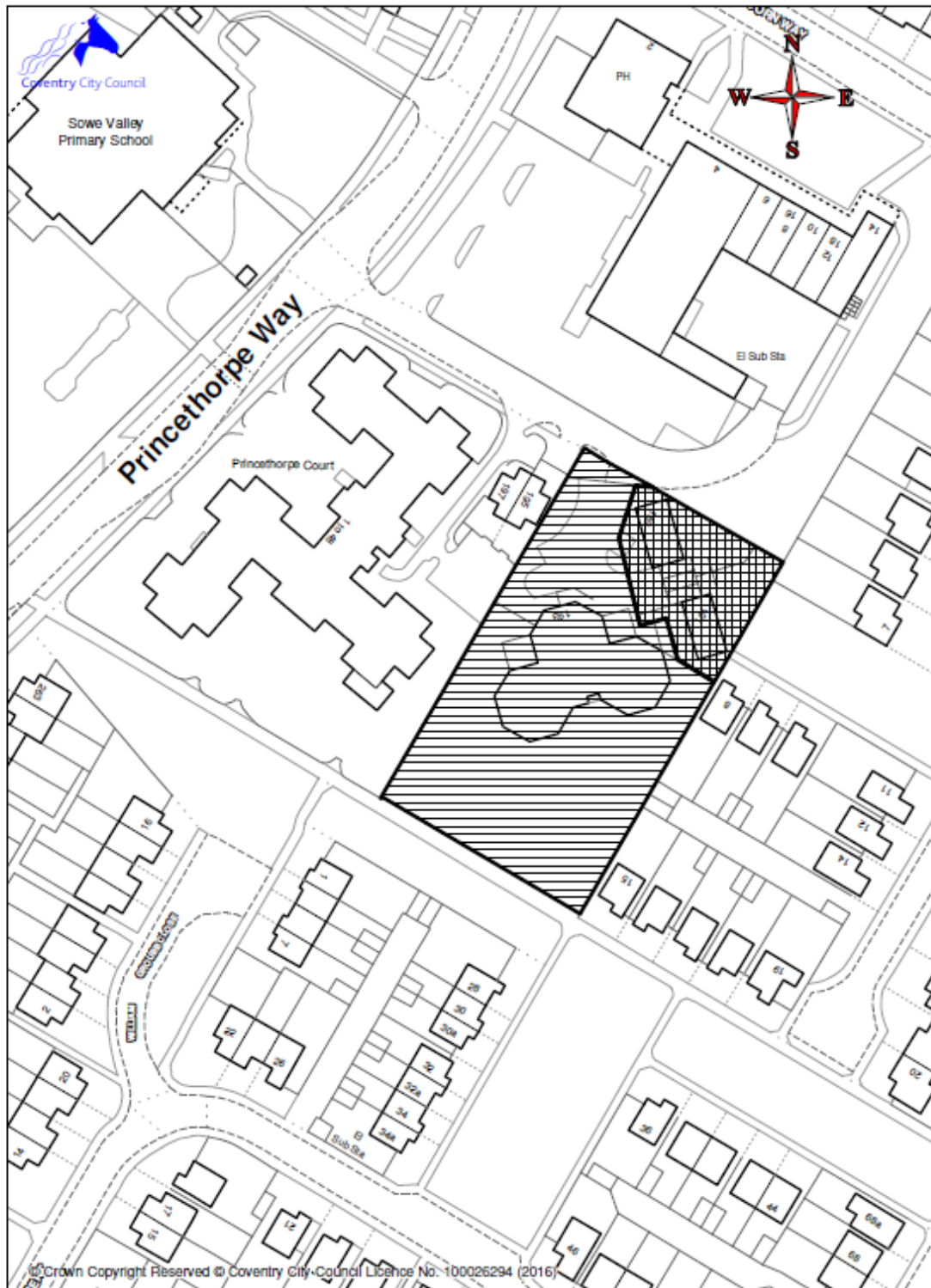
Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Suzanne Bennett	Governance Services Team Leader	Resources	29/07/2016	01/08/2016
Azim Walimia	Senior Asset Surveyor	Place	29/07/2016	29/07/2016
Legal: Julie Sprayson	Property Lawyer	Resources	29/07/2016	29/07/2016
Finance: Mark Williams	Lead Accountant – Business Partnering	Resources	29/07/2016	29/07/2016
Assistant Director: Nigel Clews	Assistant Director (City Centre and Development Services)	Place	29/07/2016	03/08/2016
Director: Martin Yardley	Executive Director	Place	15/08/2016	15/08/2016
Members: Councillor J O'Boyle	Cabinet Member for Jobs and Regeneration		15/08/2016	15/08/2016

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Canley CM report public A 040816

Princethorpe Way, Coventry.

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Plan Production Date: 29/07/2016 This plan is for identification purposes only

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Public report
Cabinet Member

A separate report is submitted in the private part of the agenda in respect of this item as it contains details of financial information required to be kept private in accordance with Schedule 12A of the Local Government Act 1972. The grounds for privacy are that it refers to the identity, financial and business affairs of an organisation and the amount of expenditure proposed to be incurred by the Council under a particular contract for the supply of goods or services

Cabinet Member for Jobs & Regeneration

31 August 2016

Name of Cabinet Member:

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

Director Approving Submission of the report:

Executive Director of Place

Ward(s) affected:

N/A. The property is located outside the Coventry boundary

Title:

Freehold Sale - 14 The Row, Baginton

Is this a key decision?

No

Executive Summary:

This report seeks approval to the sale of the Council's freehold interest in 14 The Row, Baginton.

The property forms one part of a row of 14 residential properties situated on The Row in Baginton, which are held on a long lease by Orbit Group Limited (formally Orbit Housing) ("Orbit") from 1979 at a peppercorn rent without review. The lease expires in 2078.

The house is currently vacant and Orbit propose to sell 14 The Row in the open market and have agreed to pay the Council a capital sum now for its freehold interest. When the house is sold by Orbit the Council will receive a share of the sale price less the initial consideration.

Orbit recycle the proceeds of any properties that are sold and the surplus from this sale will contribute to the reserve funds for current and future social housing developments.

Recommendations:

The Cabinet Member for Jobs and Regeneration is recommended to:

1. Approve the disposal of the Council's freehold interest in 14 The Row, Baginton in the terms detailed in the private report relating to this item on the agenda
2. Delegate authority to the Executive Director of Resources to complete the freehold sale of 14 The Row, collect the agreed initial consideration and document the agreed claw back provision to be triggered on the sale of the house by Orbit.

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

1. Context (or background)

- 1.1 14 The Row Baginton (“the property”) forms one part of a row of 14 residential properties situated at The Row in Baginton. The Council leased the site in 1979 by way of a 99 year lease to a housing association and Orbit Group Limited are the current lessees.
- 1.2 No 14 The Row is currently unoccupied and in need of refurbishment and Orbit propose to sell the property in the open market. Orbit has approached the Council to purchase the freehold interest of this single property and have offered the following terms;
- An initial premium payable upon the completion of the freehold sale, and;
 - A share of the sale price achieved by Orbit on the sale of the property less the initial consideration.
- 1.3 Orbit have confirmed that the proceeds from all properties that are sold with Social House Grant funding are recycled in line with the Homes & Community Agency Capital Funding Guide accounting regulations. The surplus from this sale will contribute to the reserve funds for current and future social housing developments. Orbit consulted with all local authorities about their void sales scheme in 2015 and has an objective of providing 1200 new homes by 2020. Without self investment Orbit cannot fund the build programme.

2. Options considered and recommended proposal

- 2.1 The recommended option is to agree to the freehold sale otherwise the Council would not receive the initial premium payment now or a share of the sale proceeds when the property is sold.
- 2.2 It is recommended that the Council accept the offer of a premium now and dispose of the freehold interest in 14 The Row to the Orbit Group Limited subject to the legal documentation allowing for the Council to receive the agreed share of the sale price achieved by Orbit when they sell the property.

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.

- 5.2 Legal implications

The share of the sale price 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 will complete the freehold disposal of the part that comprises 14 The Row, collect the agreed initial consideration and document the claw back provisions, which will be triggered on the sale of the house by Orbit.

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?

The net funds generated by the disposal will support Orbit's Housing development programme of 1200 new dwellings by 2020

Report author(s):

Name and job title: Graham Stephens – Head of Commercial Property Management

Directorate: Place

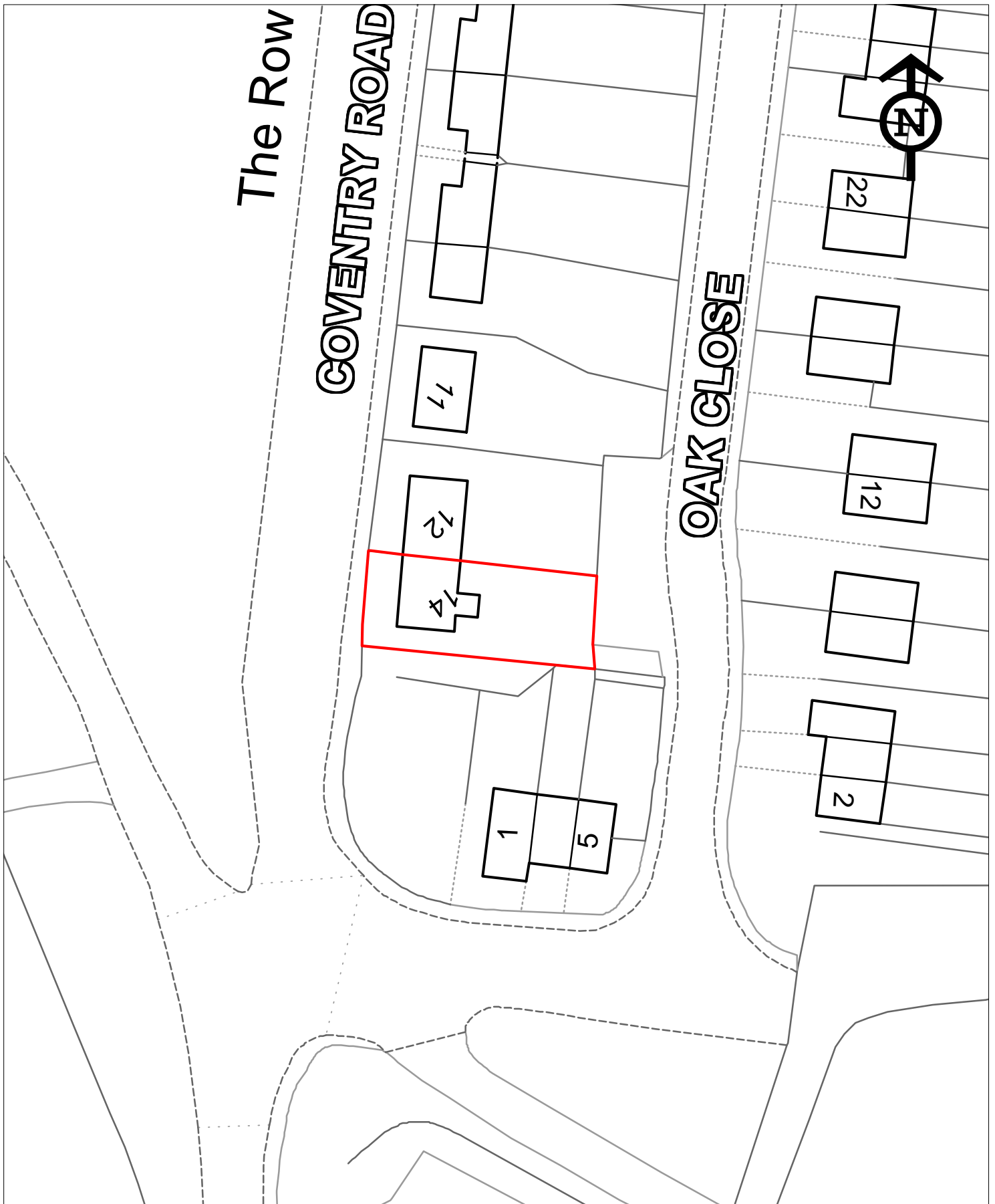
Tel and email contact: 02476832577

Enquiries should be directed to the above person.

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Nigel Clews	Assistant Director - Property Asset Management	Place	2.8.16	2.8.16
Other members				
Names of approvers for submission: (officers and members)				
Finance: Mark Williams	Lead Accountant - Business Partnering - Place	Resources	2.8.16	2.8.16
Legal: Julie Sprayson	Principal Legal Executive	Resources Legal	1.8.16	2.8.16
Governance: Suzanne Bennett	Governance Services Team Leader	Resources - Governance Services	2.8.16	3.8.16
Director: Martin Yardley	Executive Director	Place	4.8.16	4.8.16
Member: Councillor J O'Boyle	Cabinet Member for Jobs & Regeneration		15.08.16	15.08.16

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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

Title: 14 The Row, Coventry Road, Baginton

Drawn By: NH
 Scale: 1:500 at A4
 Date: 28/07/2016

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

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Public report
Cabinet Member

A separate report is submitted in the private part of the agenda in respect of this item, as it contains details of financial information required to be kept private in accordance with Schedule 12A of the Local Government Act 1972. The grounds for privacy are that it refers to the identity, financial and business affairs of an organisation and the amount of expenditure proposed to be incurred by the Council under a particular contract for the supply of goods or services.

Cabinet Member for Jobs and Regeneration

31 August 2016

Name of Cabinet Member:

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

Director Approving Submission of the report:

Executive Director of Place

Ward(s) affected:

Foleshill

Title:

Livingstone Road – Revised Terms to enable supportive living development by Coventry Warwickshire Mind to proceed before health centre development

Is this a key decision?

No

Executive Summary:

The report seeks approval to revise the terms for approval for the disposal of the former Foleshill Leisure Centre site at Livingstone Road for the future development of a Primary Care Centre and supported social care accommodation.

The Cabinet Member for Business, Enterprise and Employment previously approved on the 24 August 2015 to the terms for disposal to Arden Estates Partnership (AEP) who are the exclusive developer of NHS Primary Care accommodation in Coventry.

AEP introduced Coventry & Warwickshire Mind (CWM) to develop a supportive living facility aimed primarily at mental health on part of the site and the intention was to sell part of the site to CWM. In anticipation of the sale between the Council and AEP, (subject to confirmation of NHS funding) CWM subsequently obtained planning permission for a mental health facility on the site (ref FUL/2016/0007)

Since the previous Cabinet Member decision, AEP are still awaiting approval from the NHS to proceed with the development despite obtaining planning permission for the development on the site as a health centre (Ref FUL/2016/0006)

Due to the on-going delay with AEP obtaining NHS approval for funding, CWM are at risk of losing funding for the supportive living facility which will serve the residents of Coventry.

To ensure that development of this site is progressed and the City does not lose a supported mental health facility, CWM have proposed that the Council disposes of the freehold of the site to them. CWM will thereafter commence the development of their part of the site and facility and once AEP have secured NHS approval for the health facility, AEP will acquire their part of the site direct from CWM.

CWM will acquire the site from the Council at the previously agreed price to AEP and is in accordance with Section 123 of the Local Government Act 1972

Recommendations:

The Cabinet Member for Jobs & Regeneration is recommended to approve

1. The revised terms to dispose of the former Foleshill Leisure Centre to Coventry Warwickshire Mind as detailed in the private report relating to the item in the agenda.
2. Delegate authority to Resources Directorate (namely Legal Services) to prepare the agreed freehold transfer to CWM on the basis of the agreed terms and collect the payment of the agreed purchase price.
3. Delegate authority to the Executive Director of Place and the Executive Director of Resources as appropriate following consultation with Cabinet Member for Jobs and Regeneration to agree any variations or new requirements that are deemed necessary to give effect to the above proposals

List of Appendices included:

Site Plan

Other useful background papers:

- Cabinet Member Report – Business, Enterprise and Employment 24 August 2015
Livingstone Road –Terms of disposal
- Cabinet Member Report – Business, Enterprise and Employment, 1st December 2014
Livingstone Road – Authority to Negotiate
- Cabinet Report 5 March 2013 –Public Leisure Facility Re-provisioning for the North East of Coventry
- Planning Approval – Reference FUL/2016/0006 Erection of new purpose built GP surgery and associated pharmacy with vehicular access and parking
- Planning Approval – Reference FUL/2016/0007 Erection of two storey building to provide supported living accommodation including 14 bedrooms and associated communal and are facilities

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 – Revised Terms to enable supportive living development by Coventry Warwickshire Mind to proceed before health centre development*

1. Context (or background)

- 1.1 The Council has previously recognised the need to provide improved health facilities in the Foleshill area as a priority. The availability of the Livingstone Road site, following the re-provision of the former swimming pool at the AT7 Centre released an opportunity within the locality to develop a health centre on the site.
- 1.2 Previous Cabinet & Cabinet Member reports approved the principle, release and authority to negotiate with Arden Estates Partnership (AEP), the NHS exclusive partner who provides primary care accommodation on behalf of the organisation in Coventry.
- 1.3 The previous Cabinet Member for Business, Enterprise and Employment considered a report on 24 August 2015 and approved terms of disposal to AEP for the site conditional on the grant of planning permission and a contractual commitment to provide the health facility. It was acknowledged and recognised in the report for a need to develop a scheme for people with mental health need through a recovery model. From these discussions, Coventry Warwickshire Mind (CWM) was introduced to the site where it was agreed that they would purchase part of the site from AEP.
- 1.4 Since the Cabinet Member approval on 24 August both AEP and CWM have obtained planning permission for their respective schemes, AEP for a new purpose built GP surgery and CWM, a 14 bedroom supported living accommodation. Unfortunately, AEP have yet to secure confirmation of funding from the NHS and from on-going discussions, a decision might not be known until December 2016. CWM have confirmed that they have funding in place to progress their part of the development but are unable to proceed as the previous approval was a disposal to AEP for the whole of the site.
- 1.5 Due to the on-going delay to AEP securing approvals from the NHS, CWM have declared their own funding is at risk and could be withdrawn if there are further delays.
- 1.6 It is recognised that there is genuine need for a mental health facility for adults following discussions with local health and social care commissioners. As there is a number of Coventry residents receiving their care out of the City because of a shortage of available spaces, these placements are more expensive. Relocating these users back to Coventry will be positive as it will lead to financial savings and will allow them to be close to family members.
- 1.7 CWM has proposed that they acquire the site direct from the Council instead of AEP so that they can make an immediate start to their facility. Once AEP secure funding for the health facility, CWM will dispose of part of the site to AEP which has the benefit of planning permission for a GP Surgery.

2. Options considered and recommended proposal

2.1 Dispose of the site to Coventry Warwickshire Mind (CWM)

- 2.2 Despite the granting of planning permission for both the GP Surgery (AEP) and the 14 bedroom supported living accommodation(CWM), NHS funding has not been secured yet by AEP, which was a condition of the disposal. The Council have been informed from

representatives from AEP that funding could be secured by December 2016 however the continued uncertainty puts the CWM's funding at risk.

- 2.3 To ensure that development progresses at the site, it is recommended to now dispose of the site direct to CWM at the previously agreed price. The development of this facility will assist in providing much needed mental health accommodation for the residents of Coventry and should hopefully allow users placed out of the City to be given the opportunity to be relocated closer to home.
- 2.4 The CWM development will be a purpose built unit designed to promote recovery. In addition, there should be financial savings as the cost per person being placed out of the City is more expensive and if relocated back should be cheaper per unit cost.
- 2.5 CWM has confirmed that they will enter into a separate legal agreement with AEP in respect of that part of the site allocated for the purposes of the GP Surgery as per the agreed planning approval (ref FUL/2016/0006). To protect this allocation, the Council will seek a covenant from CWM and also investigate implementing the use of a restrictive covenant to guarantee the use on the land, while AEP continue to secure funding.

2.6 Continue with disposal to AEP

- 2.7 Since Cabinet Member approval last August 2015 to dispose of the site to AEP, one of the primary conditions to the sale was to obtain NHS approval for funding. This has been a long process, partly because of NHS reorganisation and new capital allocation processes. The current indications are that full business case approval for the new GP surgery is expected by the end of 2016.
- 2.8 The overall project is at risk due to the dependency on the NHS funding. If the Council and CWM continue to wait for confirmation of NHS funding there are concerns that the City will lose the opportunity to secure the mental health supported living accommodation as CWM will lose their funding for the project if there is any further delay.

2.9 Recommendation

- 2.10 Due to the continued uncertainty regarding AEP's ability to secure approval for NHS funding for the GP surgery, there is risk that the CWM unit will not progress as their funding could be withdrawn. It is therefore recommended that the Council now disposes of the former Livingstone Road Baths site direct to CWM at the previously agreed price.

3. Results of consultation undertaken

- 3.1 The proposal for development has been in the public domain since the Cabinet report on 5 March 2013 concerning the re provision of the former swimming baths at the AT7 centre and the previous Cabinet Member reports in December 2014 and August 2015.
- 3.2 The development proposals for the GP Surgery and the 14 bedroom supported living accommodation were approved by the Councils Planning Department on the 14th April and 18th May 2016 respectively. As part of the planning process, the applicants, AEP & CWM would have had to consult with local stakeholders regarding the development proposals.

4. Timetable for implementing this decision

- 4.1 If approved, an unconditional contract for sale will be drafted to CWM to dispose of the site of the former Livingstone Road Baths and completion would be expected before the end of September to enable them to commence construction of their project.

5. Comments from Executive Director of Resources

5.1 Financial implications

As per the previous Cabinet Member report dated 24 August 2015, the net receipt after the deduction of demolition costs will contribute towards corporate capital receipt targets.

There is a slight risk AEP fail to secure NHS approval for the development in which case they would not be able to proceed with the GP surgery after CWM have acquired the site. It is proposed to build in flexibility into the disposal with regard to the Health Centre site so that AEP must acquire the GP site within 12 months if NHS funding is secured, or be able to extend the period if funding approval is further delayed, or give CWM the opportunity to consider other supported living opportunities on the GP surgery site if development doesn't proceed. The fall-back position for the Council would be the option to take the GP site and refund that part of the site value and infrastructure costs of the whole. The Council would then be free to continue to hold the site or seek to dispose of it for alternative uses subject to planning.

5.2 Legal implications

- 5.2.1 Officers confirm that the consideration represents the open market value. This meets the Council's obligations to obtain best value under the requirements of Section 123 of the Local Government Act 1972.

- 5.2.2 Legal Services will be instructed to draft, agree and complete an agreement for sale between the parties upon the terms set out in this report and will collect the payment.

- 5.2.3 The transfer documentation will seek to secure a direct covenant from CWM to sell part of the site to AEP and protect this arrangement.

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 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?

Regular meetings with CWM to understand the timetables for disposal of the site and with AEP on their progression to secure NHS funding will ensure the sale and development proceed accordingly.

6.3 What is the impact on the organisation?

The provision of improved facilities in Foleshill has the support of the Councils Public Health service. However the subsequent disposal and redevelopment of the site means that the site would be unable for future Council service re-provision.

The CWM development would support a partner organisation in the provision of supported mental health accommodation in the City, and support the local health economy by reducing the number of out of city placements.

6.4 Equalities / EIA

The provider of services from the supported living and proposed health facility are not the Council and therefore the Council is not required to undertake an equalities assessment arising from the disposal of the land. 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 future 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.

6.6 Implications for partner organisations?

Coventry and Rugby Clinical Commissioning Group and NHS England support the proposal and recognise that Foleshill has been a priority location to improve health facilities.

Report author(s): James Grant

Name and job title: James Grant, Senior Surveyor, Development Services

Directorate: Place

Tel and email contact:024 7683 3674/James.Grant@Coventry.Gov

Enquiries should be directed to the above person.

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Nigel Clews	Assistant Director-Property Asset Management	Place	29.07.2016	03.08.2016
Suzanne Bennett	Governance Services Co-ordinator	Resources	03.08.2016	03.08.2016
Other members				
Names of approvers for submission: (officers and members)				
Finance: Mark Williams		Resources	03.08.2016	03.08.2016
Legal: Julie Sprayson		Resources	03.08.2016	03.08.2016
Director: Martin Yardley	Executive Director of Place		15.08.2016	15.08.2016
Members: Councillor J O'Boyle	Cabinet Member for Jobs and Regeneration		15.08.2016	15.08.2016

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 PROPERTY MANAGEMENT DIVISION
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 COVENTRY CV1 2PY
 Tel: 024 7683 3054



Former Foleshill Baths, Livingstone Road

Scale 1:1250
 O.S. Ref. No:3381 SE

Drawn by:LPL
 LPR - 164 - 2016

Date:03/08/2016

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

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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 Jobs and Regeneration

31 August 2016

Name of Cabinet Member:

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

Director Approving Submission of the report:

Executive Director of Place

Ward(s) affected: St. Michaels

Title:

The Former Parish Rooms, Vecqueray Street, Coventry

Is this a key decision?

No

Executive Summary:

This report seeks approval to the sale of the Council's freehold interest in the property known as the Parish Rooms, Vecqueray Street, Coventry

The property is subject to a ground lease from December 1990 at a peppercorn rent without review. The lease expires in 2089. The premises are used for student accommodation and the Council received a premium on the grant of the lease in 1990

The current lessees have approached the Council to acquire the freehold interest and have offered a capital sum plus payment of the Council's reasonable surveyors and legal fees.

The freehold is not part of a strategic land holding and the Council would not expect to receive any further payments under the terms of the lease. The disposal of this ground lease is consistent with the Council's recent policy of selling freeholds subject to long leaseholds where there is little or low return to the Council during the term of the lease.

Recommendations:

The Cabinet Member for Jobs and Regeneration is recommended to:

1. Approve the disposal of the Council's freehold interest in this property at the purchase price as detailed in the private report relating to this matter on the agenda
2. Delegate authority to the Executive Director of Resources to complete the freehold sale and collect the agreed consideration

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

1. Context (or background)

- 1.1 The property known as The Parish Rooms Vecqueray Street (“the property”) was sold by the Council on a long lease at a peppercorn rent in 1990 and a lease premium was paid at that time. The lease has 73 years to run without review. In 2011 planning permission was obtained to change the use of the property to student accommodation and the property is now used for this purpose.
- 1.2 The current lessee’s have approached the Council to acquire the freehold interest in the property and following a period of discussion a capital sum has been offered.
- 1.3 In recent years the Council has sold its freehold interests of low income producing ground leases of non-strategic holdings. This property fits into this category and its disposal is consistent with policies pursued in recent years.

2. Options considered and recommended proposal

- 2.1 The recommended option is to agree to the sale of the Council’s freehold interest.
- 2.2 A second option is to refuse the request and in turn the Council would not receive any consideration payment.
- 2.3 It is recommended that the Council accept the offer of the consideration and dispose of the freehold interest to the current lessees.

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.

- 5.2 Legal implications

The consideration for the freehold sale 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 services will complete the necessary freehold transfer and will collect the agreed consideration.

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: Graham Stephens – Head of Commercial Property Management

Directorate: Place

Tel and email contact: 02476832577

Enquiries should be directed to the above person.

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Nigel Clews	Assistant Director - Property Asset Management	Place	1.8.16	1.8.16
Other members				
Names of approvers for submission: (officers and members)				
Finance: Mark Williams	Lead Accountant - Business Partnering - Place	Resources	1.8.16	1.8.16
Legal: Julie Sprayson	Principal Legal Executive	Resources Legal	1.8.16	1.8.16
Governance: Suzanne Bennett	Governance Services Team Leader	Resources - Governance Services	2.8.16	2.8.16
Director: Martin Yardley	Executive Director	Place	2.8.16	2.8.16
Member: Councillor O'Boyle	Cabinet Member for Jobs and Regeneration		15.08.16	15.08.16

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PLACE DIRECTORATE
 STRATEGY & PERFORMANCE TEAM
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 MUCH PARK STREET
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 024 7683 2755



Coventry City Council

Title: Parish Rooms - Vecqueray Street

Drawn By: NH
 Scale: 1:500 at A4
 Date: 28/07/2016

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

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CONFERENCES/SEMINARS
AUTHORITY FOR ATTENDANCE

THIS FORM TO BE USED FOR COUNCILLORS (FOR ATTENDANCE BOTH IN AND OUTSIDE THE U.K.) AND FOR EMPLOYEES (OUTSIDE THE U.K. ONLY OR, IF ACCOMPANYING A COUNCILLOR, INSIDE THE UK)

1. Title of Conference	Trade and Investment visit to Olofstrom, Sweden	
2. Organising Body	Coventry City Council	
3. Location	Olofstrom, Sweden	
4. Date(s)	2 nd – 4 th November 2016, or 16 th – 18 th November 2016	
5. Councillor(s) recommended to attend	No	
6. Employee(s) recommended to attend	David Cockroft – Assistant Director, City Centre & Development Services John Norton – Investment & International Trade Manager	
7. Cost per person, including travel, etc (Note: If total cost is less than £100, formal Cabinet/Cabinet Member approval is not required)	Accommodation	£200
	Travel	£350
	Total per person(A)	£550 x 2 (£1,100)
	Subsistence	£100
	Insurance	£50
	Transfers	£75
	Sub-total expense (B)	£225
	Total cost(A+B)	£1,325
8. Is participation at this event as part of a group	YES – Involving 52 Global Consulting Ltd, acting on behalf of TechTank in UK, Coventry & Warwickshire Growth Hub & Coventry & Warwickshire Chamber of Commerce	
9. If so, how many people IN TOTAL will be attending the event as part of that group	Approx. 6	
10. Is there anyone travelling with the Member, officer or group in relation to whom any of the costs of travel, accommodation or any other expense will be paid for by a Member or officer. If "YES" please state number.	No	

August 2016

11. Source of Funding (Cost Code)	10952
12. What are the reasons for attendance and what benefits to the City Council are expected from attendance	<p>1.1 Primarily the visit will develop and support established links with the Swedish region of Olofstrom and specifically the TechTank consortium, a technology cluster of 27 Swedish companies who are all Tier 1 automotive suppliers. The companies are actively looking to expand their operations in to UK. The visit will help to ensure maximum opportunity to attract that investment to Coventry.</p> <p>1.2 The visit builds on a series of ongoing activities with the region and cluster:</p> <ul style="list-style-type: none"> • Nov 15 – Olofstrom government / Techtank company representatives visit Coventry. • Feb 16 – Follow up visit by representatives of EBP to develop client contacts. • Sept 16 – opening of Techtank Satellite office in Coventry (Cheylesmore House) <p>1.3 The visit will affirm the support of Coventry to work with the region / TechTank to promote the Coventry area and ensure all inward investment opportunities are resourced and supported.</p> <p>1.4 Examples of two significant investment opportunities that will be pursued as part of the visit:</p> <p>EBP</p> <ul style="list-style-type: none"> • Significant pressing company • Looking to replicate Sweden facility in UK • looking for 50k sq mtr facility, • 80 to 120 new jobs • Manufacturers of body parts • Potential investment value of £50m • Operating by 2018 <p>Ytab</p> <ul style="list-style-type: none"> • Contract painting and coating company • Looking at a 10,000 sq mtr facility • 40 to 50 new jobs • Potential investment value of £20m • Recognise Coventry skill base – building on painting experts developed at Peugeot <p>Completed By/Signed: Date:</p>
13. Is this conference part of an overall project involving further visits in the	YES

August 2016

future?	
14. Recommendation of Cabinet Member/ Cabinet/Chair of any other City Council Committee	YES/NO
(a) Are you satisfied that there is a genuine reason for attendance and genuine benefit for the Council?	YES/NO
(b) Will Councillor attendance affect the decision-making processes of the Council?	YES/NO
(c) Is attendance recommended?	YES/NO Signed: Date:
15. Cabinet Member's recommendation	YES/NO Signed: Date:
16. Leader's recommendation	YES/NO Signed: Date:
17. Person responsible for booking conference following approval of attendance	Name: Ben Yorke Department: Business Investment Team Telephone No: 4003

THIS FORM SHOULD NOW BE RETURNED TO
THE DIRECTOR OF RESOURCES (Room CH 59)

FOR RESOURCES DIRECTORATE'S USE ONLY

Decision	<i>Cabinet Member/Cabinet</i>
APPROVED / NOT APPROVED	Date:

Notification to:	<u>YES/NO</u>	<u>DATE</u>
(a) Officer responsible for booking conference		
(b) Councillor attending		
(c) Member of Management Board		
(d) Members' Services		

(e) Committee Officer	
Date report back obtained	
Date of meeting of Scrutiny to receive report back	

CONFERENCES/SEMINARS
AUTHORITY FOR ATTENDANCE

THIS FORM TO BE USED FOR COUNCILLORS (FOR ATTENDANCE BOTH IN AND OUTSIDE THE U.K.) AND FOR EMPLOYEES (OUTSIDE THE U.K. ONLY OR, IF ACCOMPANYING A COUNCILLOR, INSIDE THE UK)

1. Title of Conference	Visit to China as invited by UKTI
2. Organising Body	CW Growth Hub
3. Location	Shanghai and Beijing
4. Date(s)	24/9/16 – 1/10/16
5. Councillor(s) recommended to attend	None
6. Employee(s) recommended to attend	Martin Yardley
7. Cost per person, including travel, etc (Note: If total cost is less than £100, formal Cabinet/Cabinet Member approval is not required)	No cost to CCC Split cost between CW Growth Hub and CW LEP
8. Is participation at this event as part of a group	Yes
9. If so, how many people IN TOTAL will be attending the event as part of that group	Two
10. Is there anyone travelling with the Member, officer or group in relation to whom any of the costs of travel, accommodation or any other expense will be paid for by a Member or officer. If "YES" please state number.	No
11. Source of Funding (Cost Code)	N/A
12. What are the reasons for attendance and what benefits to the City Council are expected from attendance	To build on existing contracts and to seek opportunities for potential future contracts and to tangible benefits for Coventry.
13. Is this conference part of an overall project involving further visits in the future?	No
14. Recommendation of Cabinet Member/ Cabinet/Chair of any other City Council Committee (a) Are you satisfied that there is a genuine reason for attendance and genuine benefit for the Council?	

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August 2016

(b) Will Councillor attendance affect the decision-making processes of the Council?	YES/NO
(c) Is attendance recommended?	YES/NO Signed: Date:
15. Cabinet Member's recommendation	YES/NO Signed: Date:
16. Leader's recommendation	YES/NO Signed: Date:
17. Person responsible for booking conference following approval of attendance	Name: Jody Glover Department: Place Directorate Telephone No: 1200

**THIS FORM SHOULD NOW BE RETURNED TO
THE DIRECTOR OF RESOURCES (Room CH 59)**

FOR RESOURCES DIRECTORATE'S USE ONLY

Decision	<i>Cabinet Member/Cabinet</i>
APPROVED / NOT APPROVED	<i>Date:</i>

Notification to:	<u>YES/NO</u>	<u>DATE</u>
(a) Officer responsible for booking conference		
(b) Councillor attending		
(c) Member of Management Board		
(d) Members' Services		
(e) Committee Officer		

Date report back obtained	
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Date of meeting of Scrutiny to receive report back	
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By virtue of paragraph(s) 2, 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

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