



Cabinet Member for Jobs and Regeneration

Time and Date

2.00 pm on Wednesday, 7th March, 2018

Place

Committee Room 3, Council House, Coventry

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 10 January, 2018 (Pages 3 - 6)
 - (b) Matters Arising
4. **Lease Consent to Change User and Variation to Proposed Seva Free School, Walsgrave Triangle, Coventry** (Pages 7 - 18)

Report of the Deputy Chief Executive (Place)
5. **Youth Services Property** (Pages 19 - 26)

Report of the Deputy Chief Executive (People)
6. **Outstanding Issues**

There are no outstanding issues
7. **Any other items of public business which the Cabinet Member decides to take as matters of urgency because of the special circumstances involved.**

Martin Yardley, Deputy Chief Executive (Place), Council House Coventry

Tuesday, 27 February 2018

Note: The person to contact about the agenda and documents for this meeting is Suzanne Bennett e mail suzanne.bennett@coventry.gov.uk

Membership: Councillors J O'Boyle, Cabinet Member, D Welsh, Deputy Cabinet Member

By invitation Councillor G Crookes, Shadow Cabinet Member, Councillor G Duggins, Leader of Council

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

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language please contact us.

Suzanne Bennett

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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, 10 January 2018

Present:

Members:

Councillor J O'Boyle (Cabinet Member for Jobs and Regeneration)

Councillor D Welsh (Deputy Cabinet Member for Jobs and Regeneration)

Councillor G Crookes (Shadow Cabinet Member for Jobs and Regeneration)

Employees (by Directorate):

Place:

S Bennett, D Cockcroft, and J Sprayson

Public Business

25. Declaration of Interests

There were no declarations of interest.

26. Minutes

The Minutes of the meeting held on 14 December, 2017 were agreed and signed as a true record.

There were no matters arising.

27. 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 the consideration of the private matter referred to in Minute 31 below relating to "City Centre South – Early Acquisition of 14-16 Market Way" on the grounds that that item involves the likely disclosure of exempt information, as defined in Paragraph 3 of Schedule 12 A of that Act as it contains information relating to the financial and business affairs of an organisation and the amount of expenditure incurred.

28. City Centre South - Early Acquisition of 14-16 Market Way

The Cabinet Member considered a report of the Deputy Chief Executive (Place) which sought retrospective endorsement for the Council's early acquisition of a long leasehold interest in the City Centre South (CSS) red line boundary area comprising of 14-16 Market Way, which extends to 7,309 sq ft banking and retail space.

The opportunity to acquire this long leasehold property interest arose when the property was put on the market for sale at auction. The purchase will be reimbursed from the West Midlands Combined Authority £98.8m grant allocation via the existing grant claim process.

Authority to bid at auction and, if successful, to complete the purchase of the property up to the value contained in the private section of the report, was granted by the Chief Executive, in consultation with the Leader, using the Chief Executive's emergency powers as set out in the Constitution. The property was purchased on 17 October, 2017. A corresponding private report detailing confidential financial matters was also submitted for consideration (Minute 31 below refers).

The report detailed the following benefits of making an early purchase of 14-16 Market Way:-

- Purchasing the property will kick off the land assembly process for City Centre South by bringing the first third party interest in the red line boundary area under the Council's control. This will reduce the number of interests potentially requiring a CPO
- The purchase will mean that an intermediary interest will be removed and the Council will become landlord to the remaining occupational tenants
- Starting to bring third party interests in the City Centre South red line boundary area under the Council's control will begin to reduce the risk associated with scheme delivery
- Reducing the risk associated with scheme delivery was also likely to improve the project programme as the timescale for completing land assembly is likely to be reduced
- The decision will help to provide confidence in scheme deliverability for the developer, the West Midlands Combined Authority and a development funder to invest in the scheme

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

(1) Endorses the terms of the acquisition of the long leasehold property interest at 14-16 Market Way, subject to the current tenancy, for the value detailed in the corresponding private report, plus acquisition fees and Stamp Duty Land Tax.

(2) Notes that the acquisition was completed on 28 November, 2017

29. **Outstanding Issues**

There were no outstanding issues.

30. **Any Other Items of Urgent Public Business**

There were no items of urgent public business

31. **City Centre South - Early Acquisition of 14-16 Market Way**

Further to Minute 28 above, the Cabinet Member considered a report of the Deputy Chief Executive (Place) which detailed confidential financial matters in relation to the early acquisition of a long leasehold interest in 14-16 Market Way, within the City Centre South red line boundary area.

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

(1) Endorses the terms of the acquisition of the long leasehold property interest at 14-16 Market Way, subject to the current tenancy, for the value as detailed in the report, plus acquisition fees and Stamp Duty Land Tax

(2) Notes that the acquisition was completed on 28 November, 2017.

32. **Any Other Items of Urgent Private Business**

There were no items of urgent private business.

(Meeting closed at 2.15 pm)

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Cabinet Member for Jobs and Regeneration

7 March, 2018

Name of Cabinet Members:

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

Director Approving Submission of the report:

Deputy Chief Executive, Place

Ward(s) affected:

Henley

Title:

Lease Consent to Change User and Variation to Proposed Seva Free School, Walsgrave Triangle Coventry

Is this a key decision?

No

Executive Summary:

The Seva Education Trust (“the Trust”) was established in Coventry in September 2014. It was originally accommodated in temporary accommodation on the site of the former Dartmouth Primary School at Tiverton Road.

It moved to its current location at Link House, Walsgrave Triangle Business Park from September 2015 following a long search for a suitable site in the City.

The Council own the freehold interest of Link House and in November 2014 the Council formally agreed to facilitate the school moving to this building by agreeing to vary the head lease that required the building was only used as an office. The building had previously been occupied by Barclays Bank.

The Trust subsequently moved to Link House in September 2015.

The Trust now wishes to expand and are looking to occupy and use 1 Eden Road near to Link House. In order to facilitate this expansion, it is proposed that Department for Communities & Local Government (DCLG) will take an assignment of the existing leasehold interest and will grant an under lease to the Trust.

In order to permit the use of 1 Eden Road as a school, the Trust require the Council, acting as landlord and freehold owner, to agree to consent to a change of use under the terms of the long lease dated 21 January 1992 of 1 Eden Road (“the Lease”).

The Trust intend to use Class K permitted development rights to secure the necessary planning consent to permit 1 Eden Road to be used for educational purposes. Permitted development rights give the Council as Local Planning Authority limited grounds to resist the change of use, (transport & highways impacts; contamination risks and noise impacts).

The Trust also wish to take a co-terminus lease from the Council over land at the rear of the building (outlined on the plan attached) to be used as a school playing field in association with 1 Eden Road.

Authority is therefore sought for the Council giving consent to the School to change the use from offices to educational use in accordance with the terms of the Lease and to vary the Lease in line with the DfE standard model academy lease where appropriate to facilitate 1 Eden Road being used for educational purposes from September 2018 on the terms contained in this report and to negotiate the terms of the leasehold disposal of the land at the rear of 1 Eden Road for use as a school playing field, subject to a satisfactory planning permission being obtained.

Recommendations:

Cabinet Member for Jobs and Regeneration is recommended to:-

1. Subject to the Seva Education Trust gaining a lawful change of use planning consent under permitted development rights, allow the use of 1 Eden Road, Walsgrave Triangle Business Park for Educational use. Any such consent will give Coventry City Council the legal right to withdraw such consent after a minimum of 15 years in the event that the school does not comply with either their current obligations under a green travel plan or any new green travel plans imposed as a condition of any planning consent.
2. Delegate authority to the Deputy Chief Executive, Place to grant consent to change of use in respect of the existing long lease dated 21 January 1992 made between the Council and Ashford Developments Ltd so as to allow the proposed change of use, together with any other necessary variations to the said Lease for educational purposes to proceed.
3. Delegate authority to the Director of Finance and Corporate Services and officers within Legal Services, to complete the necessary legal documentation in this matter.
4. Authorise officers to negotiate the terms of the lease of the land at the rear of 1 Eden Road to be leased to Seva Education Trust for use as a school playing field and for officers in Legal Services to complete the lease subject to a satisfactory planning permission being obtained.

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:

Lease Change of Use and Variation to proposed Seva Free School, Walsgrave Triangle Coventry

1. Context (or background)

- 1.1 In September 2014 the Sevak(Is it Seva or Sevak) Education Trust (“The Trust”) opened a new free school in the city following approval from the Department for Education (DfE). The free school was opened in temporary accommodation at the former Dartmouth School in Wyken for a period of one academic year following which the school moved to its permanent site at Link House, Walsgrave Business Park. The Council own the freehold interest in Link House. The Trust requested that the Council support this move by agreeing to vary the lease of Link House to allow the building to be used for educational purposes. The long lease granted by the Council when the building was built restricted the use to office uses. This matter was considered and approved in November 2014.
- 1.2 The Trust approached the Council again in 2017 confirming that, to allow expansion, it had agreed to acquire the long leasehold interest in the nearby building 1 Eden Road. See plan attached at Appendix 1.
- 1.3 Following the opening of the school, concerns were raised regarding the future of the school after Ofsted judged them inadequate and put them into special measures on the grounds of Leadership & Management and Personal development.
- 1.4 However since this time the position has improved and the DfE view is that there is now a good balance of experienced trustees and a range of independence, skills, backgrounds and expertise and a common goal to make improvements. They are confident in the capacity of the new board and their approach. The board and leadership have prioritised and made good progress on safeguarding and improving education standards endorsed and supported by the LA and acknowledged in the subsequent Ofsted monitoring visit which stated the school meets all safeguarding statutory duties.
- 1.5 In addition problems were experienced in relation to the school’s implementation of the Travel Plan that was required as a condition of planning consent for Link House. A report was taken to Planning Committee to seek authority to commence enforcement proceedings. However these proceedings were not instigated as the school markedly improved its adherence to the Travel Plan.
- 1.6 The freehold of 1 Eden Road is held by the Council and the building is let under a long lease dated 21st January 1992 for a term of 150 years from 5 June 1991. The Trust has approached the Council to help facilitate their proposal by granting consent to a change of use and varying the terms of this lease where necessary.
- 1.7 Negotiations between the Council and ESFA have taken some time as the Council wishes to ensure that in granting consent to change of use and any lease variation both the ESFA and the Trust will ensure that the Travel Plan is complied with. This requirement will be incorporated into the Consent to Change of Use and Deed of Variation to the lease.
- 1.8 In addition the ESFA will pay a ground rent to the Council as market consideration for the variation to the user clause, subject to the Trust gaining full planning consent for the entire school project.

Accordingly the EFA are now proposing to:

- Use planning powers to apply for Class K permitted development in respect of 1 Eden House. In effect Class K permitted development rights gives the EFA “deemed planning consent” for educational use. The Council as local planning authority has limited grounds to resist this change of use under these powers as it only needs to be satisfied on transport and highways impacts, risks of contamination and noise impacts.
- Subject to the Trust holding a legal interest in 1 Eden House request that the Council immediately grant consent to change the user and vary the lease where appropriate to allow 1 Eden Road to be used as a school.
- This consent to change of use and any associated variation will only be permitted on grant of planning consent as set out above
- Grant a lease co-terminus with the lease over Link House over the area of land edged green on the attached plan into the Eden Road lease so as to allow this area to be used for external play space for the benefit of the school.
- It is noted that the Trust may wish to apply for planning consent to extend the school and expand the buildings at a later date if appropriate, this may involve the construction of a sports hall on the car park of 1 Eden Road. Any subsequent variation (if any) required to the lease to accommodate such proposals will need to be considered separately.

2. Options considered and recommended proposal

- 2.1 Coventry has been proactively managing the delivery of additional school places for a number of years predominantly in the primary phase. The Council’s strategy has been to expand existing provision rather than create new schools. Indeed the Council is unable to establish any new community schools. The Education Act 2011 changed the arrangements for establishing new schools and introduced section 6A (the academy/free school presumption) to the Education and Inspections Act 2006. The Seva Trust applied for a free school and the new Seva School has been approved by the Secretary of State. The Council has no powers of intervention. It is however essential that the Council works closely with any new free school sponsors and the EFA to ensure that the new provision assists the Council in fulfilling its statutory responsibilities over pupil places.
- 2.2 The additional places to be provided at the Seva School have therefore been taken into account in our overall strategic pupil places plan. In the primary phase the Council has been expanding schools since 2008, to meet growing demand particularly in the central, north and eastern areas of the city. The Seva School will have a citywide catchment area rather than serve a specific local community and therefore the impact has been felt across a broader number of schools. The school also admits some children from the outside the City.
- 2.3 Council strategy has been to expand primary schools incrementally initially from reception year only to avoid disruption to the education of older children transferring in and thereby mitigating the impact on other local schools. The full impact of the Seva School will therefore only be known once the site forming 1 Eden Road has been confirmed and admissions to all year groups has been rolled out.
- 2.4 There are currently sufficient Year 7 secondary places across the city to meet demand up to 2018/19.

- 2.5 By September 2024 however education providers in the City need to provide an additional 14 forms of entry (at year 7) across the city to meet forecast demand – these will need to be phased in from September 2018 onwards. In the longer term therefore the additional places provided at the Seva School will assist the Council in meeting its statutory responsibilities on school place provision under the Education Act 1996.
- 2.6 Whilst the site identified by the EFA/Trust is an employment site its change of use to education use was not as detrimental to the City’s employment land supply as the other sites the Trust and the EFA shortlisted. In addition the presence of adjoining land means that, subject to planning, there would be a much smaller loss of employment land than at other locations. These implications would have been addressed through a planning application if one had been submitted, but will not be initially through the use of permitted development rights.
- 2.7 The options for consideration are therefore:

Accept the proposal

Whilst the proposal is not ideal allowing it to proceed will allow the creation of additional secondary places in the city and allow the school to operate and grow on adjoining sites.

Decline the proposal

If the proposal is declined the Trust will need to revisit their search for a site as they are committed to delivering the school in the city. There is no suggestion that a more suitable and/or available site can be identified accordingly the additional secondary places would be lost to the city in the short term.

3. Results of consultation undertaken

- 3.1 The EFA and Trust would be required to undertake public consultation pursuant to the planning application that will need to be submitted to support the proposals.

4. Timetable for implementing this decision

- 4.1 The school wishes to transfer to its new premises for the start of the academic year in September 2018. Prior to then it needs to complete the purchase of the leasehold interest in the building, secure permitted development for education use and undertake any necessary physical changes to enable use as a school by then.

5. Comments from Director of Finance and Corporate Services

5.1 Financial implications

The capital receipt will contribute to corporate resources. There may be a loss of Business rates in the event that the Trust are able to claim charitable business rates relief.

5.2 Legal implications

Any consent to change of use after the first 25 years of the term of the Lease is subject to obtaining the Council's prior written consent (such consent not to be unreasonably withheld or delayed)

The Council is required to secure best consideration under Section 123 of the Local Government Act 1972 in any disposal of its property interests. Officers will negotiate and agree lease terms which meet this requirement when negotiating the proposed lease of the land at the rear for use as a playing field

The Deputy Chief Executive Place (and officers within Legal Services) will complete the legal documentation in connection with the consent to change of use and any associated variation to the Lease and will collect the agreed consideration upon the completion of the legal documentation

Officers in Legal Services will complete the necessary leasehold documentation in respect of the land at the rear for use as a playing field once terms have been negotiated and agreed

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)?

Local Authorities have a statutory duty under the Education Act 1996 to ensure sufficient school places are available to meet local needs. The new Seva School provides an additional 750 Year 7 to Year 11 places which would support the Council to fulfil its legal obligations from 2018/19 onwards.

6.2 How is risk being managed?

Provision of sufficient school places is included on the Corporate Risk Register. Officers regularly (weekly) review the position in relation to admissions to ensure that there are sufficient places to meet demand.

The management of the risk of procuring the building and delivering education from the building sits with the Trust and its project managers, the EFA.

6.3 What is the impact on the organisation?

In the short term the provision of additional places may have an impact on other schools in the city and will therefore need to be closely monitored. From 2018 additional secondary school places will be required in the City and this provision will contribute to that requirement.

6.4 Equalities / EIA

All public sector equality duties lie with the Trust / ESFA and no EIA is required by the Council.

6.5 Implications for (or impact on) the environment

The permitted development right to change the use of an office to a school is subject to the local planning authority determining whether the prior approval of the Council is required in respect of traffic and transport impacts, the contamination risks of the site, and the noise impacts of the development. The Trust / EFA has not yet submitted a notification of its intention to exercise permitted development rights to the Planning service.

6.6 Implications for partner organisations?

Potential impacts on other schools under the Councils control are recorded at para 6.3 above, similar impacts could be experienced by other schools outside the Councils control. Clearly the proposal as submitted impacts on the Sevak Trust's ability to provide a free school. Without a change of use on the lease, along with other considerations, they will not be able to provide education from the Walsgrave Triangle site or meet their obligation to provide adequate capacity for schooling from September 2018.

Report author(s):

Name and job title:

Richard Moon – Director of Property Management and Property Services

Kirston Nelson – Director of Education

Directorate:

Place

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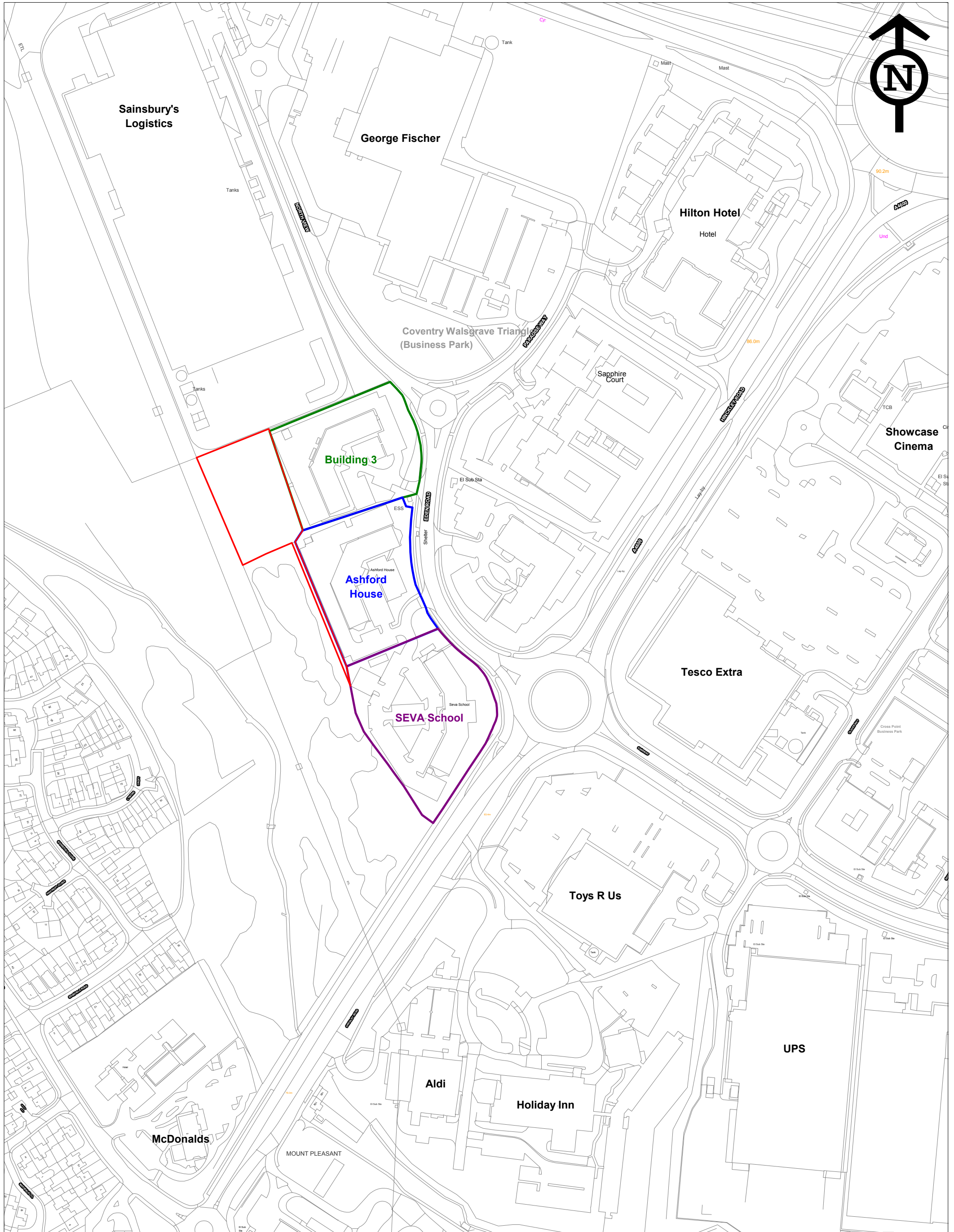
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Enquiries should be directed to the above person

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Suzanne Bennett	Governance Services Co-ordinator	Place	13/02/18	13/02/18
Names of approvers for submission: (officers and Members)				
Phil Helm	Finance Officer	Place	2.2.18	8.2.18
Julie Fairbrother	Comms Officer			
Julie Sprayson	Principal Property Lawyer	Resources	7.2.18	8.2.18
Cllr J O'Boyle	Cabinet Member (Jobs & Regeneration)		13.2.18	14.2.18
Martin Yardley	Exec Director			
Councillor K Maton	Cabinet Member (Education)	-		
Councillor G Duggins	Council Leader	-		

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 STRATEGY & PERFORMANCE TEAM
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Title: Walsgrave Triangle

Drawn By: NH
 Scale: 1:2500 at A3
 Date: 02/11/2017

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Cabinet Member for Jobs and Regeneration

7 March 2018

Name of Cabinet Member:

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

Director Approving Submission of the report:

Deputy Chief Executive (People)

Ward(s) affected:

Whoberley
Woodlands
Lower Stoke
Upper Stoke
Sherborne
St Michaels

Title:

Youth Services Property Report

Is this a key decision?

No

Executive Summary:

As part of the Connecting Communities Phase 2 Programme, on March 7 2017, Cabinet approved the ending of all Council ran universal youth work. At the time of writing the Cabinet report the future use of the associated buildings was unclear due to their differing status Voluntary and community sector organisations expressing an interest in providing mitigating youth work were also able to express an interest in the buildings being vacated by the youth service; subject to their individual status. However, none of the business cases associated with the buildings were successful and the service is now required to take appropriate action in order to dispose of those buildings that are now surplus to requirements.

On 31st August 2017 all Council ran universal youth work ceased in sixteen locations across the city. Nine of the youth work activities took place within community venues and the remaining seven were based in buildings owned by the Council.

Set out below are recommendations for the seven properties that have been impacted upon by the March 7 2017 recommendation to cease universal youth work provision being agreed and implemented.

Recommendations:

The Cabinet Member for Jobs and Regeneration is recommended to approve:

1. The grant of a lease to Positive Youth Foundation for Hillfields Young Peoples Centre, Yardley Street, Hillfields.
2. The return of the following Council properties to Commercial Property Management Place Directorate, declaring them surplus to operational requirements and subject to onward disposal as detailed in this report; Jardine Young People Centre, Whoberley Youth Centre, the African Caribbean Centre for Young People, Peoples Place Youth Centre, Stoke Aldermoor and On Target Youth Centre, Spon End.
3. To note the ongoing discussions regarding the variation of the Council's lease of Stoke Park Youth Centre to enable services to continue to be delivered from the venue.

List of Appendices included:

None

Background papers:

None

Other useful documents

Connecting Communities Phase 2 Cabinet report dated 7 March 2017.

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: Youth Service Property Report

1. Context (or background)

- 1.1 On 7 March 2017, Cabinet approved recommendations on Connecting Communities (Phase 2) implementation. Some of these recommendations related to the Council's universal youth provision and work to be progressed to develop the wider youth sector in a way that would mitigate the impact of reductions in the provision delivered by the Council.
- 1.2 Voluntary and community sector organisations expressing an interest in providing mitigating youth work were also able to express an interest in the buildings being vacated by the youth service. However, none of the business cases associated with the buildings were successful.
- 1.3 In relation to Stoke Park Youth Centre, ongoing discussions are now being held with regard to the variation of the lease dated 24th April 2013 held by the Council to enable other organisations to deliver youth work programmes for the City Council. Programmes including art and media based work, sports and activities programmes and positive activities.

2. Options considered and Recommended proposals

- 2.1 It is proposed that Positive Youth Foundation be granted a 2-year lease of Hillfields Young People Centre. The building will be leased below the market rent and Positive Youth Foundation will make a £5,000 annual contribution towards the running costs of the building. The building will be retained as an operational building and the Council will continue to be responsible for the repair and maintenance of the building and the payment of property running costs. Some Council services will also continue to operate out of the building, including; the Youth Offending Service, Voices of Care and Coventry Youth Council.
- 2.2 Approval is sought to declare the remaining properties (Jardine Young People Centre, Whoberley Youth Centre, the African Caribbean Centre for Young People, Peoples Place Youth Centre, Stoke Aldermoor and On Target Youth Centre, Spon End) surplus to operational requirements.

The African Caribbean Centre for Young People (Hillfields) to be declared surplus to operational requirements and immediately disposed of by way of either open market tender or auction.

People's Place Youth Centre (Stoke Aldermoor) and On Target Youth Centre (Spon End) to be marketed for leasing to secure a rental income for the Council.

It is proposed that Jardine Young People Centre (Tile Hill) and Whoberley Youth Centre (Whoberley) will be declared surplus to operational requirements and placed on the open market to be leased. If these buildings cannot be let within a period of 3 months, officers will look to dispose of the freehold interest in the buildings either by an open market tender or by auction. If Cabinet Member approval is required in respect of the disposal terms officers will submit a further report for approval.

- 2.4 To note the ongoing discussions regarding the variation of the Council's lease dated 24th April 2013 in respect of Stoke Park Youth Centre to enable youth work to continue to be delivered from the venue.

3. Results of consultation undertaken

As part of the Connecting Communities Phase 2 Programme a public consultation took place from 12th September 2016 until 12 December 2016. This included the recommendation to end Council run universal youth work.

4 .Timetable for implementing this decision

If approved, the recommendations will be implemented immediately.

5. Comments from Director of Finance and Corporate Services

5.1 Financial implications

The recommendations in this report will enable delivery of the £75k Youth Service full year property savings target as agreed by Cabinet on 7th March 2017 as part of Connecting Communities Phase 2.

Due to the timing of implementation, and some one-off costs in relation to building security and to ensure the properties are suitable for disposal (forecast to be below £25K), the savings target of £75K will not be achieved in the 2017/18 financial year. This will be managed within the 2017/18 budgetary control position.

5.2 Legal implications

Property

Some of the properties identified within this report will be appropriated and held by Place Directorate (Property Management & Property Services) under Section 122 Local Government Act 1972 to enable disposal (leasehold or freehold).

The Council is under a legal obligation to ensure that any consideration it receives will represent "best value" in accordance with the Council's requirements to obtain the best consideration reasonably obtainable pursuant to the provisions of Section 123 of the Local Government Act 1972.

It is recognised and expressed in this report that the proposed lease of Hillfields Young People Centre to the Positive Youth Foundation will be leased at less than best considered. Under the General Disposal Consent 2003, specific consent is not required for the disposal of any interest in land which the authority considers will help it to secure the promotion or improvement of the economic, social or environmental well-being of its area provided the undervalue does not exceed £2 million pounds. The proposed lease will secure the continuation of youth services in Coventry for the immediate future.

State Aid

Whenever the Council grants a benefit in any form to an undertaking. It is possible that such benefit may constitute State aid.

All land/property disposals need to comply with the European Commission's State Aid rules. When disposing of land 'at less than best consideration', "depending on the nature of the transaction", the Council may be 'subsidising' the purchaser. Where this occurs, the Council must ensure that the nature and amount of subsidy complies with the State Aid rules, particularly if there is no element of competition in the disposal process.

In relation to the Hillfields Young Peoples Centre, it is unlikely that the benefit set out under this report will constitute illegal State Aid on the basis that it can be treated as “local aid” for the following reasons:

- Positive Youth Foundation is active only in a limited area within a Member State, such that the services provided by them are purely local in nature;
- The services are aimed at the local population and are unlikely to be of interest to and attract customers from other Member States.

Officers within Legal Services will prepare and complete all the necessary legal documentation associated with each property identified within this report and ensure that the Council’s interest in relation to all matters contained within this report is properly protected.

2.2 How will this contribute to the Council Plan (www.coventry.gov.uk/councilplan/)?

The recommendations will contribute to making communities safer by reducing the number of vacant properties, which increases the potential for vandalism and anti-social behaviour.

The disposal of surplus operational properties will contribute to the Council’s capital receipt and will remove ongoing costs associated with the buildings.

2.3 How is risk being managed?

A Connecting Communities Programme Delivery Board meets on a monthly basis with representation from Children’s Services and Place Directorate Senior Leadership Teams. A number of project teams meet regularly to progress work streams and manage identified risks. The Strategic Lead for Help and Protection reports to the Connecting Communities Delivery Board at each monthly meeting sharing updates on progress, identified risks and mitigation. Risks will continue to be identified, mitigations sought and impact managed through this process.

2.4 What is the impact on the organisation?

There will continue to be some costs associated with the two properties proposed for retention by the Youth Service will retain (namely Hillfields Young People Centre and Stoke Park Youth Centre) including the cost of officers’ time. The properties that are appropriated to Property Management & Property Services will also carry a cost in the interim, until the properties are leased or disposed (as the case may be).

2.5 Equalities / EIA

A full Equalities Consultation Assessment was undertaken for the Connecting Communities Phase 2 proposals. The ECA, shared with the Cabinet report dated 7 March 2017 included the impact of the proposals upon young people living in the city and Elected Members considered this information as part of the earlier decision making process.

2.6 Implications for (or impact on) the environment

In relation to 4 of the properties (Jardine Young People Centre, Whoberly Youth Centre, Stoke Park Youth Centre, and African Caribbean Centre young people centre), there has been a reduction in the use of the buildings and therefore a reduction in the carbon footprint. From 1 September 2017 depending on the future of the buildings there is potential for a long-term reduction in the use of energy and water.

2.7 Implications for partner organisations?

Implementation of the proposals outlined in this report will reduce the number of council buildings partner organisations have access to in Tile Hill, Hillfields and Whoberley areas. Each of the properties were previously used by a number of community organisations therefore the closing of each of the sites has meant that these organisation have had to find new places to deliver their work from.

Report author(s):

Name and job title: Nigel Patterson. Early Help Manager

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This table needs to be completed

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Contributors:				
Suzanne Bennett	Governance Services Officer	Place	14/2/18	14/2/18
Names of approvers for submission: (officers and members)				
Help and Protection: Nigel Patterson	Early Help Manager	People	13/2/18	26/2/2018
Property: Daniel Peters	Head of Facilities Management	Place	13/2/18	13/2/2018
Finance: Name Aimee Proctor	Finance	Resources	01/11/2017	01/11/2017
Legal: Name Julie Sprayson	Property Lawyer	Place	13/2/18	13/2/2018
Strategic Lead: Name Jane Brooks	Director Children's Services	People	13/2/18	13/2/2018
Councillor J O'Boyle	Cabinet Member for Jobs and Regeneration	Place	19/02/18	19/02/18

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