

**Time and Date**

4.00 pm on Tuesday, 16th January, 2018 (PLEASE NOTE TIME)

Place

Council Chamber - Council House

Public Business**1. Apologies****2. Minutes of the meeting held on 5 December 2017 (Pages 5 - 28)****3. Exclusion of the Press and Public**

To consider whether to exclude the press and public for the items of private business for the reasons shown in the reports.

4. Coventry Good Citizen Award

To be presented by the Lord Mayor and Judge Lockhart QC, Honorary Recorder

5. Correspondence and Announcements of the Lord Mayor**6. Petitions****7. Declarations of Interest**

It is anticipated that the following matters will be referred as recommendations from Cabinet on 9th January 2018. The reports are attached. The relevant recommendations will be circulated separately

8. Re-provision of Coventry's Indoor Bowls Facility (Pages 29 - 112)**9. Friargate Joint Venture (Pages 113 - 130)****Item(s) for Consideration****10. Question Time (Pages 131 - 136)**

- (a) Written Question – Booklet 1
- (b) Oral Questions to Chairs of Scrutiny Boards/Chair of Scrutiny Co-ordination Committee
- (c) Oral Questions to Chairs of other meetings
- (d) Oral Questions to Representatives on Outside Bodies
- (e) Oral Questions to Cabinet Members and Deputy Cabinet Members on any matter

11. **Statements**

12. **Debate - George Eliot**

To be moved by Councillor R Bailey and seconded by Councillor J Lepoidevin:

"This Council recognises the literary contribution made by George Eliot and resolves to celebrate her links with the city. This Council resolves to explore every option to ensure that the Coventry home of George Eliot is open and accessible to the public and visitors we can expect to receive during our City of Culture year."

Private Business

It is anticipated that the following matters will be referred as recommendations from Cabinet 9th January 2018. The reports are attached. The relevant recommendations will be circulated separately

13. **Re-Provision of Coventry's Indoor Bowls Facility** (Pages 137 - 222)

(Listing Officer: D Nuttall, Tel: 024 7683 2362)

14. **Friargate Joint Venture** (Pages 223 - 244)

(Listing Officer: D Cockcroft, Tel: 024 7683 3964)

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

Monday, 8 January 2018

Note: The person to contact about the agenda and documents for this meeting is Carolyn Sinclair/Suzanne Bennett 024 7683 3166/3072

Membership: Councillors F Abbott, N Akhtar, P Akhtar, R Ali, A Andrews, R Auluck, R Bailey, S Bains, L Bigham, J Birdi, J Blundell (Deputy Chair), R Brown, K Caan, J Clifford, G Crookes, G Duggins, D Gannon, M Hammon, L Harvard, J Innes, B Kaur, L Kelly, D Kershaw, T Khan, A Khan, R Lakha, R Lancaster, M Lapsa, J Lepoidevin, A Lucas, P Male, K Maton, T Mayer, J McNicholas, C Miks, K Mulhall, J Mutton, M Mutton, J O'Boyle, G Ridley, E Ruane, T Sawdon, P Seaman, B Singh, R Singh,

D Skinner, T Skipper (Chair), H Sweet, K Taylor, R Thay, C Thomas, S Walsh,
D Welsh and G Williams

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language please contact us.

Carolyn Sinclair/Suzanne Bennett
024 7683 3166/3072

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Coventry City Council
Minutes of the Meeting of Council held at 2.00 pm on Tuesday, 5 December 2017

Present:

Members: Councillor T Skipper (Chair)

Councillor F Abbott	Councillor A Lucas
Councillor N Akhtar	Councillor P Male
Councillor P Akhtar	Councillor K Maton
Councillor R Ali	Councillor T Mayer
Councillor A Andrews	Councillor J McNicholas
Councillor R Auluck	Councillor C Miks
Councillor R Bailey	Councillor K Mulhall
Councillor S Bains	Councillor J Mutton
Councillor L Bigham	Councillor M Mutton
Councillor J Birdi	Councillor J O'Boyle
Councillor J Blundell	Councillor G Ridley
Councillor R Brown	Councillor E Ruane
Councillor K Caan	Councillor T Sawdon
Councillor G Crookes	Councillor P Seaman
Councillor G Duggins	Councillor B Singh
Councillor M Hammon	Councillor R Singh
Councillor L Harvard	Councillor D Skinner
Councillor J Innes	Councillor K Taylor
Councillor L Kelly	Councillor R Thay
Councillor D Kershaw	Councillor C Thomas
Councillor T Khan	Councillor S Walsh
Councillor R Lakha	Councillor D Welsh
Councillor M Lapsa	Councillor G Williams
Councillor J Lepoidevin	

Honorary Alderman: H Fitzpatrick, J Gazey

Apologies: Councillor J Clifford, D Gannon, B Kaur, A Khan, R Lancaster and H Sweet

Public Business

59. Minutes of the Meeting held 10 October 2017

The minutes of the Meeting held on 10 October 2017 were signed as a true record.

60. Exclusion of the Press and Public

RESOLVED that the press and public be excluded under Section 100(A)(4) of the Local Government Act 1972 relating to the private reports below on the grounds that the report involves the likely disclosure of information defined in Paragraph 3 of Schedule 12A of the Act, as it contains information relating to the financial and business affairs of any particular proposed person

(including the authority holding that information) and the amount of expenditure proposed to be incurred by the Council under a particular contract or the supply of goods or services. The public interest in maintaining the exemption under Schedule 12A outweighs the public interest in disclosing the information.

- Minute 85 Heritage Framework Agreement
- Minute 86 Coventry's Bid for UK City of Culture 2021 – Council Commitments
- Minute 87 City Centre South – Early Acquisition of Long Leasehold Property Interests
- Minute 88 National Battery Manufacturing Development Facility – Faraday Challenge

61. Coventry Good Citizen Award

On behalf of the City Council, the Lord Mayor and His Honour Judge Lockhart QC presented Edwina Jones with the Good Citizen Award. Her citation read:

“For many years Edwina has undertaken outstanding work in the Upper Stoke area of Coventry. She has been the secretary of Stoke Residents’ Association for nine years and treasurer for seven; she is also on the committee of Bell Green Social Club where she helps to run family nights once a month. Edwina regularly gives up her spare time to organise and support groups, events and charity fund raisers for a number of other community organisations, including the Stoke Heath Community Centre, the Retired Senior Volunteer Programme and the Morris Common Steering Group. She prepares meals to promote healthy living for the lunch club which serves subsidised meals and is also the chairwoman of the Stoke Heath Older People’s Club.

As Stoke Heath Community Centre is self-funded, Edwina is constantly endeavouring to raise funds to enable activities such as Adult Education classes, Art Club, and older peoples’ groups to continue. For the last eight years she has been a tireless volunteer helping to transform the Valley Road building into a warm, welcoming hive of activity.

Edwina is an asset to the community and is truly deserving of this Good Citizen Award.”

62. Correspondence and Announcements of the Lord Mayor

(a) Her Majesty Queen Elizabeth and HRH Duke of Edinburgh

The Lord Mayor referred to the Queen and Duke of Edinburgh’s 70th Wedding Anniversary on the 20th November 2017.

On behalf of the City Council and the people of Coventry, he had written to their Royal Highnesses sending warmest good wishes and congratulations on their Platinum Wedding Anniversary.

(b) Death of Former Councillor – David Galliers

The Lord Mayor referred to the recent death of former Councillor David Galliers.

David had been a Member of the City Council for one term representing Bablake Ward from 2012 to 2016. He served in roles including Chair of Audit and Procurement Committee, Chair of Licensing and Regulatory Committee, Deputy Chair of Planning Committee and Chair of Bablake Ward Forum. David had also served the Council as an officer for many years.

Members paid tribute to the work undertaken by David both as an officer and as a Councillor and extended the Council's sincere condolences to his family.

(c) UK City of Culture 2021

The Lord Mayor referred to the UK City of Culture 2021 Bid. With only two more days before the winner was announced, he expressed his pride in the City's Bid and believed that Coventry would be a worthy holder of the title. If successful, it would mean so much not just to Coventry but the wider region and would give the City a chance to show the rest of the country what an amazing place Coventry is.

He expressed his thanks to everyone for their support for the Bid and wished Coventry "good luck".

63. **Petitions**

RESOLVED:

(i) That the following petitions be referred to the appropriate City Council bodies/external organisations:

- (a) Request for improved signage and road safety markings outside entrance to Grange Farm Primary – 203 signatures, presented by Councillor Blundell.**
- (b) Request for CCTV to be installed at Lentons Lane cemetery – 474 signatures, presented by Councillor Seaman.**
- (c) Request to improve road markings outside Parkhill Primary School – 202 signatures, presented by Councillor Lepoidevin.**
- (d) Request that the City Council, Transport for West Midlands and National Express reconsider the location of the Number 10 bus service, Farcroft Avenue – 110 signatures, presented by Councillor Male.**
- (e) Request signage and traffic control along Watery Lane – 46 signatures, presented by Councillor Birdi.**
- (f) Opposing proposed provision of double yellow lines on Brackenhurst Road – 130 signatures, presented by Councillor Birdi.**

- (g) Request action in respect of development of HIMO's on Cannon Park Estate and neighbouring residential areas – 178 signatures, presented by Councillor Sawdon.
- (h) Request to clear up land at rear of properties in Alfriston Road, Finham – 15 signatures, presented by Councillor Sawdon.
- (i) Request to the City Council to build on brownfield first and promise to protect our Green Belt – 42 signatures, presented by Councillor Sawdon.

(ii) That petition (i) above be considered as part of the debate in relation to Minute 70 below (Adoption of the new Coventry City Council Local Plan and City Centre Area Action Plan)

64. **Declarations of Interest**

As members of the West Midlands Fire and Rescue Authority, Councillors Male, Miks and Walsh declared disclosable pecuniary interests in the matter referred to in Minute 68 (Governance of the West Midlands Fire Service). They withdrew from the meeting for consideration of this item.

As members of a number of organisations referred to in the report, Councillors Lepoidevin, Mayer, R. Singh and Welsh declared disclosable pecuniary interests in the matter referred to in minute 71 below (MiFriendly Cities – Successful Award of funds under EU Urban Innovative Actions Fund). They withdrew from the meeting for consideration of this item.

Councillors Lapsa, Seaman and Thomas declared disclosable pecuniary interests in the matters referred to in Minutes 19 and 27 below, headed “City Centre South – Early Acquisition of Long Leasehold Property Interests”. They withdrew from the meeting during the consideration of these matters.

65. **Proposed Amendment to the Constitution: Revocation of Hackney Carriage and Private Hire Driver's Licences**

Further to Minute 10/17 of the Cabinet Member for Policing and Equalities, the City Council considered a report of the Director of Finance and Corporate Services, which set out proposals for changes to the Hackney Carriage and Private Hire Licensing Scheme of Delegation, which forms part of Part 2M of Constitution to permit officers to revoke drivers' licences where public safety required it.

Under the current Scheme of Delegation, the Deputy Chief Executive (Place) and the Senior Licensing and Enforcement Officer have delegated powers to suspend a hackney carriage or private hire driver's licence where it was necessary that immediate steps be taken in the interests of public safety. Any such decisions were taken in consultation with the Chair of the Licensing and Regulatory Committee (or in his/her absence the Deputy Chair or in the absence of either, the City Solicitor). This provision had been used by officers to suspend a driver following allegations of impropriety or criminal behaviour and pending the Committee's decision on whether to revoke the licence.

However, case law had confirmed that the power to suspend a licence under Section 61 of the Local Government (Miscellaneous) Provisions 1976 was a final

decision on the question of a person's fitness and propriety. It could not be used as an interim measure pending further investigations into a driver's conduct.

This meant that if officers believe that an allegation was so serious that the driver should not be allowed to drive pending an investigation, they could not suspend the licence. The only options were:

- (a) To allow the driver to continue to drive pending the matter coming to Committee, which could be some time; or
- (b) Delegate power to officers to revoke a licence where public safety requires it. The driver would still have a right of appeal.

It was therefore proposed that the Hackney Carriage and Private Hire Licensing Scheme of Delegation be changed to permit officers to revoke drivers licenses where public safety required it.

The proposed change had been considered by the Constitutional Advisory Panel at its meeting on 9th October 2017. The Panel had recommended that the Cabinet Member approve the changes.

It was further noted that powers were delegated to officers under the licensing scheme of delegation by the Licensing and Regulatory Committee and that was agreed at their meeting on 14 November 2017.

RESOLVED that the City Council agree to the changes to the Hackney Carriage and Private Hire Licensing Scheme of Delegation being included in the Constitution.

66. **Draft Member/Officer Protocol**

Further to Minute 9/17 of the Cabinet Member for Policing and Equalities meeting, the City Council considered a report of the Deputy Chief Executive (Place), which set out the draft Member/Officer Protocol.

In 2016, the Acting Monitoring Officer conducted a review of governance arrangements at the City Council in the light of two critical public interest reports which were issued in respect of other councils. As a result of that review, officers identified that it would be of benefit for the Council to approve and adopt a Member/Officer Protocol. The purpose of the Protocol was to set out for both members and officers what was expected of them in their respective roles and what they could expect from each other.

A draft Protocol was approved by the Ethics Committee on 14th September 2017. As the protocol would be included in the Council's Constitution, it was also considered by the Constitutional Advisory Panel on 9th October 2017. The Panel agreed to recommend the approval of the Protocol to the Cabinet Member, subject to an amendment to paragraph 8.2.2 of the Protocol. This amendment was highlighted in the Draft Protocol appended to the report.

RESOLVED that the City Council agree to the Member/Officer Protocol being included in the Constitution.

67. Youth Justice Plan

Further to Minute 68/17 of the Cabinet, the City Council considered a report of the Deputy Chief Executive (People) which provided notification that The Coventry Youth Offending Service (CYOS) Youth Justice Plan 2017-2018, had been agreed and signed off by its Statutory Partners, and sought Council endorsement of the Plan. A copy was attached as an appendix to the report,

Youth Offending Teams were established under the Crime and Disorder Act 1998 (CDA). The functions assigned to the YOS included the duty upon the Local Authority under the Children Act 1989 to take all reasonable steps to encourage children not to commit offences. The Act imposed a duty on each Local Authority acting in co-operation with its Statutory Partners (Police, Health and Probation), to ensure that all youth justice services were available in their area to such an extent as it appropriate for the area.

The key tasks of the service were:

- Assessing and delivering interventions to the out-of-court-disposal cohort
- Management and delivery of community sentences
- Management and delivery of secure estate sentences and resettlement
- Servicing the Youth Court and Crown Courts (in terms of provision of a court team, bail & health assessments, provision of pre-sentence reports and stand down reports)
- Victim services
- Parenting services and management of Parenting Orders

The CDA legislation also imposed a duty to complete and submit a Youth Justice Plan each year. The Plan provided an overview of CYOS achievements against key indicators, plans and targets, and identified the key strategic actions for the next 12 months.

Statutory Partners (Police Health, Probation, and Local Authority, represented by the Director of Children Services) agreed and signed off the Plan at CYOS Statutory Board meeting on 31st July 2017.

RESOLVED that the City Council endorse the Youth Justice Plan.

68. Governance of the West Midlands Fire Service

Further to Minute 69/17 of the Cabinet, the City Council considered a report of the Chief Executive which consulted constituent authorities on the now prepared Governance review and scheme for the proposed governance model of the West Midlands Fire Service (under the Mayoral West Midlands Combined Authority) prior to going out for formal public consultation.

The Governance Review, detailed in Appendix A to the report, provided a review of existing governance arrangements and functions, this included the proposed new model under the Mayoral combined authority.

The Scheme, set out in Appendix B to the report, detailed the roles, accountabilities, and powers required by each individual /body in the proposed governance model.

Following constituent authority consultation on the Governance Review and Scheme, the Scheme must enter a formal public consultation in adherence to Section 112 of the Local Democracy, Economic Development and Construction Act 2009.

The Government would use these documents and the results of the consultation to approve the model and create an order to amend existing legislation, in order to confer the necessary powers on the Mayoral West Midland Combined Authority to carry out the functions currently exercised by the West Midlands Fire and Rescue Authority.

The timetable for the proposals, set out in a table in the report, indicated that the WMFRA functions would finally transfer to the WMCA in November/ December 2018. Work was currently underway to implement a Reformed Fire Authority as an interim measure until WMFRA functions were transferred to and assumed by the Mayoral Combined Authority.

RESOLVED that the City Council:

- 1) Agrees that proposed arrangements for West Midlands Fire Service should include the West Midland Combined Authority Fire Service budget being ring fenced for Fire Service functions.**
- 2) Approves the prepared governance review and scheme.**
- 3) Agrees to move forward to public consultation for the scheme and proposed governance model.**

69. Medium Term Financial Strategy 2018-21

Further to Minute 76/17 of the Cabinet, the City Council considered a report of the Deputy Chief Executive (Place), which sought adoption of the Medium Term Financial Strategy.

The previous Medium Term Financial Strategy (MTFS) was approved in October 2016 and set out the financial planning foundations to support the Council's vision and priorities and led to the setting of the Council's revenue and capital budgets. Indications were that the Government was maintaining its commitment to the current 4 year funding settlement for local government. To qualify for this, the Council approved an Efficiency Plan within the previously approved MTFS for 2017-20.

It was acknowledged that local authorities continue to face severe financial pressures and although the previous Government policy of targeting a budget surplus by 2020 had been pushed back, uncertainty as a result of Brexit negotiations and over the future of local government finances meant that the pressure on public finances was unlikely to ease significantly in the foreseeable

future. The MTF5 2018-21 assumed that reductions in available revenue resources and spending levels were likely to continue.

At a local level, the Council was faced with a challenging and fluid financial position affected by temporary shortfalls in the delivery of its existing savings plans and growing costs within Children's Services and services related to housing and homelessness. Notwithstanding the approaches set out in the Strategy, the Council would need to maintain a dynamic financial model that took account of changes in its medium term budget position. This may include adopting some measures which would have a short-term focus or which re-evaluated the Council's approach to financial risk.

The report summarised the national and local context that framed the strategy and, taken together, represented a combination of reducing resources, challenging underlying economic and demographic conditions, increased demand, a heightened need to improve the quality of services and new challenges represented by Government reform and local structural and governance relationships. In these circumstances, it was crucial that the Council's financial strategy was both robust and flexible. This would provide the financial foundations required to ensure that Council services were fit for purpose to protect the most vulnerable as well as providing decent core services for every citizen in the City.

The report also set out the financial gap for the following 3 years, based on the 2017/18 approved budget, at the start of the new Budget setting round. This indicated that whilst it was anticipated there would be a balanced budget for 2018/19 and 2019/20, by 2020/21 it was anticipated there would be a financial gap of £11.4m. It was noted that this position was dependent on the achievement of outstanding savings programmes over the medium term. It total these amounted to c£20m and although there were plans in place to deliver the majority of these, there remained up to £6m of savings for which plans still needed to be formalised.

The Finance and Corporate Services Scrutiny Board (1) had considered the report at its meeting on 15th November 2017 and Cabinet had received a briefing note indicating the Board's support of the recommendations within the report.

RESOLVED that the City Council approve the Medium Term Financial Strategy 2018-21.

70. **Adoption of the new Coventry City Council Local Plan and City Centre Area Action Plan**

Further to Minute 78/17 of the Cabinet, the City Council considered a report of the Deputy Chief Executive (Place), which proposed the adoption of the new Coventry City Council Local Plan and City Centre Area Action Plan.

It was noted that, following a period of public examination, the Inspector had now issued her final reports in so far as they related to the City's new Local Plan and City Centre Area Action Plan. The reports concluded that both Plans were sound and legally compliant, subject to the inclusion of identified modifications. This meant that the Council could move to adopt both the Local Plan and the City Centre Area Action Plan. The Inspectors report was attached as Appendix 1 to

the report submitted, with the schedule of minor and main modifications recommended, set out at Appendix 2.

Once adopted by the Council, the new Plans will become the basis for determining planning applications from the following day (6th December 2017). The legal framework that governed development plans meant that they will remain subject to a statutory 6 week legal challenge period. This period was expected to run between the 6th December 2017 and 17th January 2018. Should any such challenge arise, it would not directly impact on the material weight afforded to the Plans unless the challenge was successful through the high courts.

The new Local Plan also provided an ongoing blue print for continued joint working with the City's neighbouring authorities in Warwickshire and the wider West Midlands. Both Plans would be monitored on at least an annual basis to ensure they were delivering successfully against their aims and objectives and to assess whether or not they required review, either partially or fully.

The City Council considered a petition bearing 42 signatures, submitted by Councillor Sawdon requesting the City Council to build on brownfield sites first and to promise to protect the Green Belt.

In moving the recommendations, Councillor L Bigham, Cabinet Member for Community Development indicated that she had considered the petitioners' request.

RESOLVED that the City Council:

- 1. Adopt the Coventry City Council Local Plan 2011-2031 and the City Centre Area Action Plan in accordance with Section 23 of the Planning and Compulsory Purchase Act 2004 and that together they supersede the policies set out in the Council's 2001 Development Plan as set out in Appendix 6 of the Local Plan Appendices.**
- 2. Note that the adopted Coventry Local Plan and City Centre Area Action Plan 2011-2031 are the Submitted Plans – 1st April 2016 as amended by:**
 - a. The Inspector's final report (as appropriate) (Appendix 1).**
 - b. The Schedule of Main Modifications recommended by the Inspector (Appendix 2).**
 - c. The Schedule of minor modifications (Appendix 2)**
- 3. Request that Adoption Statements and the final Sustainability Appraisal reports are made available on or as soon as possible after 6th December 2017 in accordance with regulation 35 of the Town and Country Planning (Local Planning) Regulations 2012 (as amended).**
- 4. Delegate authority to the Head of Planning and Regulatory Services in consultation with the Cabinet Member for Community Development to make further minor modifications to the Plans prior to their final publication, where these modifications are confined to the correction of typographical errors, amendments to policy or paragraph reference numbers and consequential cross referencing.**

Note: In accordance with the Constitution, a recorded vote was taken.

The Councillors voting for and against the Recommendations were as follows:

For	Against	Abstain
Councillor F Abbott	Councillor A Andrews	
Councillor N Akhtar	Councillor R Bailey	
Councillor P Akhtar	Councillor J Birdi	
Councillor R Ali	Councillor J Blundell	
Councillor R Auluck	Councillor G Crookes	
Councillor S Bains	Councillor M Hammon	
Councillor L Bigham	Councillor M Lapsa	
Councillor R Brown	Councillor J Lepoidevin	
Councillor K Caan	Councillor P Male	
Councillor G Duggins	Councillor T Mayer	
Councillor L Harvard	Councillor G Ridley	
Councillor J Innes	Councillor T Sawdon	
Councillor L Kelly	Councillor D Skinner	
Councillor D Kershaw	Councillor K Taylor	
Councillor R Lakha	Councillor G Williams	
Councillor A Lucas		
Councillor J McNicholas		
Councillor K Maton		
Councillor C Miks		
Councillor K Mulhall		
Councillor J Mutton		
Councillor M Mutton		
Councillor J O'Boyle		
Councillor E Ruane		
Councillor P Seaman		
Councillor B Singh		
Councillor R Singh		
Councillor R Thay		
Councillor C Thomas		
Councillor S Walsh		
Councillor D Welsh		

Result: Carried

For: 31

Against: 15

Abstentions: 0

71. MiFriendly Cities - Successful Award of funds under EU Urban Innovative Actions Fund

Further to Minute 79/17 of the Cabinet, the City Council considered a report of the Deputy Chief Executive (People), which sought approval for the acceptance of a grant from the Urban Innovation Actions Fund and for the Council to act as accountable body and guarantor for the grant.

A partnership led by the Council and Coventry University had been successfully awarded £3.8m in funding to deliver the innovative MiFriendly Cities initiative in Coventry and across the West Midlands.

The MiFriendly Cities project aimed to facilitate and recognise the positive contribution of refugees and migrants to the cities civic, economic and social fabric. Refugees and migrants were key factors in deciding what makes a 'migrant friendly city' and drive the change on job creation, social entrepreneurship and innovation, active citizenship and communication.

The Council would work in a regional partnership with Birmingham and Wolverhampton local authorities, the West Midlands Combined Authority, as well as Coventry University (including its social enterprise hub), Interserve, Migrant Voice, Migrant Work, Refugee and Migrant Centre for Birmingham and the Black Country. Local the Council would work closely with the Coventry Refugee and Migrant Centre, Coventry Law Centre and the wider Coventry Migration Network or voluntary and community sector partners.

It was noted that participation in this programme presented an opportunity to further enhance the City's reputation as an International City of Peace and Reconciliation and to contribute towards the City's priorities, in particular work to create active communities and empowering citizens, protecting the most vulnerable residents in the City and reducing the impact of poverty. Additionally, the work would contribute to the Council meeting its statutory duties to promote equality of opportunity in employment and to promote community cohesion.

RESOLVED that the City Council approve acceptance of a grant in excess of £2.5m in relation to the Urban Innovation Actions Fund, authorise the City Council to act as accountable body and guarantor for the available funds and delegate authority to the Deputy Chief Executive (People) to enter into the appropriate grant aid agreements with project partners.

72. **Indoor Pitch Facility at the Alan Higgs Centre**

Further to Minute 81/17 of the Cabinet, the City Council considered a report of the Deputy Chief Executive (Place), which sought approval to provide a financial facility arrangement to enable the development of an indoor pitch facility at the Alan Higgs Centre, as part of a larger development scheme.

The Coventry and Warwickshire Award Trust (CAWAT) owns the Alan Higgs Centre, and sought a loan of up to £1.5m from the Council to enable them to re-provide the current indoor pitch facility which would be displaced by the provision of the new 50m pool. The new indoor pitch facility would primarily be for community use.

If CAWAT secured the funding from the Council, this would enable them to begin development of the site in time to ensure that the indoor pitch facility would be ready from September 2018, limiting the period of disruption to community access to the facilities.

It was proposed that the financial facility arrangement would be in the form of a 40 year loan to CAWAT, on a commercial basis and at a fixed commercial rate of interest. This financial arrangement would be at no net cost to the Council, instead the loan would generate a surplus for the Council, as the cost of borrowing for Council funds were lower than the commercial rate at which the Council would lend.

RESOLVED that the City Council:

- 1. Approve in principle the grant of a loan facility up to the sum of £1.5m to the Coventry and Warwickshire Award Trust, at a commercial rate of interest for a period of up to 40 years as detailed in section 5.1 of the report submitted, for the provision of an indoor pitch facility at the Alan Higgs Centre.**
- 2. Approve the addition of up to £1.5m to the capital programme.**
- 3. Delegate authority to the Deputy Chief Executive (Place) and the Director of Finance and Corporate Services (Section 151 Officer), in consultation with the Cabinet Member for Public Health and Sport and the Legal Services Manager, to undertake all necessary due diligence and to finalise the terms and details of the loan arrangement and to thereafter manage the loan facility. The authority under this recommendation shall include the power to negotiate and agree variations to the terms of the loan facility.**

73. Heritage Framework Agreement

Further to Minute 83/17 of the Cabinet, the City Council considered a report of the Deputy Chief Executive (Place), which set out proposals for the Council to enter into a Strategic Partnership with the Historic Coventry Trust for the transfer of the Council's historic properties.

A corresponding private report detailing confidential aspects of the proposals was also submitted to the meeting for consideration.

The Council own a number of historically important heritage assets that were under used and required significant capital investment. The Council neither had the funds or the expertise to restore the properties and, at present, the condition of these buildings was deteriorating. It had been estimated that capital expenditure in excess of £3m would be required to ensure that they would be put back into a state of reasonable order.

To save and protect these assets for future generations, it was proposed to transfer identified heritage assets to the Historic Coventry Trust (HCT) to refurbish, maintain and manage. The HCT would be able to secure grant funding to enable them to refurbish and bring these properties back into use. The identified properties were:-

- Council owned properties in Burges
- Charterhouse Heritage Park
- Drapers Hall

- Anglican and Non-Conformist Chapels in London Road Cemetery
- Lychgate Cottages (3-5 Priory Row)
- Swanswell and Cook Street Gatehouses
- Whitefriars Gatehouse and adjoining land
- Whitefriars Monastery and adjoining land

The proposed Framework Agreement would establish an exclusivity period of five years for HTC to acquire the properties. To activate the transfer, the HTC would have to submit a robust business case on a case by case basis to the Council for approval, satisfying set criteria, detailed within the report, illustrating how the properties could be managed and maintained for the long term benefit of the people of Coventry.

The aims of the HTC (a registered charity) were to raise funds for the historic properties for their restoration and reuse, thereby securing the assets for future generations, whilst improving and building upon the City Centre offer as a cultural and tourist destination.

It was also proposed that the Cabinet Member for Community Development become a Trustee and Board Member of the HCT in order to represent the Council and ensure the long term protection of the assets.

RESOLVED that the City Council:

1. **Approve that the Council enter into the Framework Agreement with Historic Coventry Trust for a period of five years.**
2. **Delegate authority to the Deputy Chief Executive (Place) in consultation with the Cabinet Member for Jobs and Regeneration to transfer identified assets to Historic Coventry Trust subject to receipt of a satisfactory business case and secured funding satisfying the set criteria.**
3. **Appoint the Cabinet Member for Community Development to the Board of Trustees for the Historic Coventry Trust.**
4. **Delegate authority to Legal Services Manager to execute all the necessary documentation to give effect to all the subsequent transfers.**
5. **Approve the set criteria that the Historic Coventry Trust must satisfy in their business case before the historic asset transfer can be completed, as set out in paragraph 2.1.14 of the report submitted.**
6. **Delegate authority to the Deputy Chief Executive (Place) in consultation with the Cabinet Member for Jobs and Regeneration, to make any subsequent variation in relation to the terms of the proposals in this report.**

74. Coventry's Bid for UK City of Culture 2021 - Council Commitments

Further to Minute 84/17 of the Cabinet, the City Council considered a report of the Deputy Chief Executive (Place), which set out proposals for the Council's financial

commitments for the UK City of Culture programme if the Bid is successful and for a reduced contribution towards bid legacy if the City is not selected as the UK City of Culture 2021.

A corresponding private report detailing confidential aspects of the proposals was also submitted to the meeting for consideration.

On 14th July 2015, the Council unanimously approved that the Coventry City of Culture Steering Group lead on the development of a whole-city bid for the title of UK City of Culture 2021, in doing so putting together a realistic and credible bid budget and creating a special delivery vehicle to manage the bid process. As a consequence of these decisions, the Coventry City of Culture Trust was established to lead the bid and was formally incorporated and received charitable status.

In January 2017, the Department for Digital, Culture, Media and Sport (DCMS) formally launched the competition for the title of UK City of Culture 2021. In July 2017, Coventry was selected as one of five destinations shortlisted for the title and in September 2017, the Trust submitted the City's final bid document. Members of the Independent Advisory Panel and DCMS have since visited the City.

It was acknowledged that the award of UK City of Culture represented more than a title. As the bidding process had demonstrated, it was an opportunity to create new partnerships, to bring communities together and to celebrate the rich heritage and unique qualities of a city. It was also an opportunity, through culture, to raise the profile of a city, to attract new investors and to enable significant regeneration in and of the place. The city effectively would have the benefit of the title for seven years from announcement, through delivery year to three years legacy.

The Council had already demonstrated significant commitment to the process of bidding, but it was considered advantageous to provide certainty of that ongoing commitment, and the security of all the title stands for, should UK City of Culture 2021 be awarded to Coventry.

Coventry had developed a partnership Cultural Strategy 2017-2027 which would endure and remain vibrant, whether or not the City was successful in its bid for UK City of Culture. The Council had, over the past three years, directly invested in the city's independent cultural sector and through Great Place and Cultural Destinations awards, to work that has commenced to reposition the city as a destination for tourism and events will progress. However, by demonstrating a clear financial commitment to (i) the City of Culture build-up programme (ii) the comprehensive programme for 2021, and (iii) the legacy period to 2024, the Council signalled its commitment for the next seven years, until a new city would deliver UK City of Culture 2025. Through phasing such investment, the Council secured sustainability in such arrangements and provided for a stable period of planning and delivery.

It was noted that, should Coventry's bid for City of Culture not be successful, the commitment of the City to its Cultural Strategy remained. Coventry would not realise the significant benefits outlined in the bid documentation, nor would it achieve the profile and recognition so many consider it should. However, by committing to a £1m investment in legacy, the Council would continue to

demonstrate its commitment to the transformative power of culture and the strength of new partnerships formed through the bidding process. The scale of emerging work could not compete with that which would be realised by a successful bid, but the Council's commitment would be likely to lever additional investment and the foundations for cultural growth, investment and impact in the city would be strengthened.

RESOLVED that the City Council:

- 1. Commit £4.75m of Corporate Reserves for the UK City of Culture 2021 build-up programme, title year and legacy programme (across the period 2018-2024), to be drawn down if the City is awarded the title.**
- 2. Commit £0.75m of Corporate Reserves for cultural capacity funding as a legacy from the bidding process and commitment to the Coventry Cultural Strategy 2017-2027, should the City not be awarded the UK City of Culture 2021 title, to provide leverage to secure other partner commitments through the City of Culture Trust.**
- 3. Approve the Council acting as guarantor for the UK City of Culture 2021 programme, should Coventry be awarded the title for 2021.**
- 4. Delegate authority to the Deputy Chief Executive (Place) and the Director of Finance and Corporate Services to finalise the terms and condition of the Guarantee.**

75. City Centre South - Early Acquisition of Long Leasehold Property Interests

Further to Minute 85/17 of the Cabinet, the City Council considered a report of the Deputy Chief Executive (Place), which set out proposals for the Council's early acquisition of a third party's long leasehold property interests in the City Centre South red line boundary area and, subject to the acquisition being successful, the demolition of Coventry Point.

A corresponding private report detailing confidential aspects of the proposals was also submitted to the meeting for consideration.

The City Centre South (CCS) scheme was a mixed use regeneration scheme in Coventry city centre. The site was located in a pedestrianised shopping area, which was built after World War II. The area and buildings are not fit for purpose for modern retailing requirements and provided an extremely poor environment. The general trend was one of decline and, for this reason, the area had been identified for regeneration for a considerable number of years. A plan showing the CCS red line boundary area was attached as Appendix 1 to the report submitted. It was noted that the Council had secured a £98.8m grant from the West Midlands Combined Authority towards the cost of the CCS scheme.

The Council already owned the majority of the land and property interests in the CCS red line boundary area. However, there were a number of properties that were held by third parties. Some of these long leasehold property interests comprised of the assets of 21-25 Hertford Street, 26-48 Hertford Street, 13-21 Shelton Square and Coventry Point. The opportunity to acquire these long

leasehold interests had arisen, with the purchase needing to be completed by 31st December 2017. The report submitted set out the benefits of acquiring the long leasehold interests at this stage.

RESOLVED that the City Council:

- 1. Approve the terms of the acquisition of the long leasehold property interests at 21-15 Hertford Street, 26-48 Hertford Street, 13-21 Shelton Square and Coventry Point, subject to the current tenancy.**
- 2. Delegate authority to the Deputy Chief Executive (Place) in conjunction with the Legal Services Manager to undertake the necessary due diligence and to complete the necessary legal documentation.**
- 3. Delegate authority to the Deputy Chief Executive (Place) in consultation with the Cabinet Member for Jobs and Regeneration, for any subsequent variation in terms.**
- 4. Delegate authority to the Deputy Chief Executive (Place) and S151 Officer in consultation with the Leader and the Legal Services Manager to make any additional early land acquisitions as is deemed necessary where such acquisition represents value for money.**
- 5. Delegate authority to the Deputy Chief Executive (Place) and S151 Officer in consultation with the Cabinet Member for Jobs and Regeneration and the Cabinet Member for Strategic Finance and Resources to draw down funding from the West Midlands Combined Authority to undertake the demolition of Coventry Point.**

76. National Battery Manufacturing Development Facility - Faraday Challenge

Further to Minute 86/17 of the Cabinet, the City Council considered a report of the Deputy Chief Executive (Place), which set out proposals for a consortium consisting of the Council, Coventry and Warwickshire Local Enterprise Partnership and WMG (Warwick University's specialist manufacturing division) to work together to develop a proposals to develop a national battery manufacturing development facility in the area.

A corresponding private report detailing confidential aspects of the proposals was also submitted to the meeting for consideration.

The report indicated that more and more car manufacturers were announcing their intention to move towards building electric cars, and the demand for batteries would increase sharply over the next ten to twenty years. Currently, expertise in battery development was concentrated in Asia, Germany and the United States, with the UK lagging behind.

The UK Government announced the Faraday Challenge, part of the Industrial Strategy Fund during the summer of 2017. It aimed to fund battery research and development work to ensure that the demand for batteries led to the creation of jobs in the UK rather than overseas.

One of the strands of the Faraday Challenge aimed to bridge the gap between battery research in universities and large-scale battery production by car manufacturers. The national battery manufacturing development facility (NBMDf) aimed to bridge this gap by providing an environment where universities, SMEs and car manufacturers could collaborate on battery development using state of the art equipment.

The University of Warwick, Coventry and Warwickshire Local Enterprise Partnership and the Council had come together to develop a proposition in response to the Faraday Challenge. The bid was submitted earlier in the autumn and had now got through to the final stage of the bidding process, with an announcement on the successful bid expected from Government imminently. The Council was confident that Coventry and Warwickshire offered the best solution for the Government's aspiration in this area. It had been estimated that the value of the NBMDf's work could be worth as much as £1bn to the economy and create 10,000 jobs in the West Midlands.

It was acknowledged that the Council had a significant role in making this happen by bringing its expertise to the partnership. This included financial management, Government liaison, and a strong knowledge and experience in securing, managing and delivering economic development over many years, both in Coventry and the wider sub-region. In addition the Council had a proven track record in being the accountable body for successful large scale external funding and investment.

RESOLVED that the City Council:

- 1. Authorise that the Council accept the Faraday Challenge funding and to act as accountable body on behalf of the Coventry and Warwickshire Local Enterprise Partnership.**
- 2. Delegate authority to the Deputy Chief Executive (Place) and the Director of Finance and Corporate Services to accept the terms and conditions of the grant, to enter into the necessary agreement to secure the grant and add to the Capital Programme as necessary.**
- 3. Delegate authority to the Deputy Chief Executive (Place), following consultation with the Cabinet Member for Jobs and Regeneration, to:**
 - determine the final content of the relevant business cases required to submit the bid to the West Midlands Combined Authority**
 - submit the relevant Strategic Outline Business Cases to the West Midlands Combined Authority in relation to the work packages within the National Battery Manufacturing Development Facility Programme**
 - progress the business cases to the final stage in accordance with the Combined Authority's Assurance Framework**
- 4. Agree that, should the bids to the West Midland Combined Authority be successful; that Coventry City Council enters into the necessary legal documentations to secure the funding required to deliver the National Battery Manufacturing Development Facility Programme.**

77. Question Time

Councillors provided written answers to the question set out in the Questions Booklet, together with oral responses to supplementary questions put to them at the meeting.

The following Members answered oral questions put to them by other Members as set out below, together with supplementary questions on the same matters:

No	Questions asked by	Questions put to	Subject matter
1	Councillor Blundell	Councillor Innes	Highway works in shopping area 2 weeks before Christmas
2	Councillor Williams	Councillor Maton	Referred to case where a teacher was the subject of a disciplinary hearing for holding Christian views and asked what the legislation and protocol was in Coventry
3	Councillor Williams	Councillor Innes	Fly tipping
4	Councillor Sawdon	Councillor Maton	Commending Finham Library Volunteers
5	Councillor Ridley	Councillor Innes	Comments on twitter account
6	Councillor Seaman	Councillor J Mutton	Consequences of restricting borrowing from Public Works Board
7	Councillor Lapsa	Councillor Innes	Facilitating payment for a constituent
8	Councillor Hammon	Councillor Innes	Recycling data
9	Councillor Hammon	Councillor Innes	Uber taxis operating in City

78. Statements

- (a) The Leader of the Council made a statement in respect of “Progress on the Combined Authority”.

Councillor Ridley responded to the statement.

- (b) The Cabinet Member for Children and Young People made a statement in respect of “Children’s Services Improvement Plan”.

Councillor Lepoidevin responded to the statement.

79. **Debate - Universal Credit**

The following Motion was moved by Councillor Abbot and seconded by Councillor Welsh:

“This Council calls upon the Government to pause the roll out of Universal Credit to allow for a full and comprehensive review of the impact that this system is having on claimants and their families.

We call upon Coventry’s three MPs to take this forward and support this motion in Parliament”

RESOLVED that the Motion as set out above be adopted.

Note: In accordance with the Constitution, a recorded vote was taken.

The Councillors voting for and against the motion were as follows:

For	Against	Abstain
Councillor F Abbott	Councillor R Bailey	
Councillor N Akhtar	Councillor J Birdi	
Councillor P Akhtar	Councillor G Crookes	
Councillor R Auluck	Councillor J Lepoidevin	
Councillor S Bains	Councillor P Male	
Councillor L Bigham	Councillor G Ridley	
Councillor R Brown	Councillor D Skinner	
Councillor G Duggins	Councillor G Williams	
Councillor L Harvard		
Councillor J Innes		
Councillor L Kelly		
Councillor R Lakha		
Councillor A Lucas		
Councillor J McNicholas		
Councillor K Maton		
Councillor C Miks		
Councillor K Mulhall		
Councillor J Mutton		
Councillor M Mutton		
Councillor J O’Boyle		
Councillor E Ruane		
Councillor P Seaman		
Councillor R Singh		
Councillor R Thay		
Councillor C Thomas		
Councillor S Walsh		

Result: Carried

For: 26

Against: 8

Abstentions: 0

80. Heritage Framework Agreement

Further to Minute 73 above, the City Council considered a private report of the Deputy Chief Executive (Place), which set out the confidential aspects of proposals for the Council to enter into a Strategic Partnership with the Historic Coventry Trust for the transfer of the Council's historic properties.

RESOLVED that the City Council:

- 1. Approve that the Council enter into the Framework Agreement with Historic Coventry Trust for a period of five years.**
- 2. Delegate authority to the Deputy Chief Executive (Place) in consultation with the Cabinet Member for Jobs and Regeneration to transfer identified assets to Historic Coventry Trust subject to receipt of a satisfactory business case and secured funding satisfying the set criteria.**
- 3. Appoint the Cabinet Member for Community Development to the Board of Trustees for the Historic Coventry Trust.**
- 4. Delegate authority to Legal Services Manager to execute all the necessary documentation to give effect to all the subsequent transfers.**
- 5. Approve the set criteria that the Historic Coventry Trust must satisfy in their business case before the historic asset transfer can be completed, as set out in paragraph 2.1.14 of the report submitted.**
- 6. Delegate authority to the Deputy Chief Executive (Place) in consultation with the Cabinet Member for Jobs and Regeneration, to make any subsequent variation in relation to the terms of the proposals in this report.**

81. Coventry's Bid for UK City of Culture 2021 - Council Commitments

Further to Minute 74 above the City Council considered a private report of the Deputy Chief Executive (Place), which set out the confidential aspects of proposals for the Council's financial commitments for the UK City of Culture programme if the Bid is successful and for a reduced contribution towards bid legacy if the City is not selected as the UK City of Culture 2021.

RESOLVED that the City Council:

- 1. Commit £4.75m of Corporate Reserves for the UK City of Culture 2021 build-up programme, title year and legacy programme (across the period 2018-2024), to be drawn down if the City is awarded the title.**
- 2. Commit £0.75m of Corporate Reserves for cultural capacity funding as a legacy from the bidding process and commitment to the Coventry Cultural Strategy 2017-2027, should the City not be awarded the UK City**

of Culture 2021 title, to provide leverage to secure other partner commitments through the City of Culture Trust.

3. **Agree to act as guarantor for the UK City of Culture 2021 programme, should Coventry be awarded the title for 2021.**
4. **Delegate authority to the Deputy Chief Executive (Place) and the Director of Finance and Corporate Services to finalise the terms and condition of the Guarantee.**

82. City Centre South - Early Acquisition of Long leasehold Property Interests

Further to Minute 75 above the City Council considered a private report of the Deputy Chief Executive (Place), which set out confidential aspects of proposals for the Council's early acquisition of a third party's long leasehold property interests in the City Centre South red line boundary area and, subject to the acquisition being successful, the demolition of Coventry Point.

RESOLVED that the City Council:

1. **Approve the terms of the acquisition from the Company identified for the long leasehold property investments in 21-25 Hertford Street, 26-48 Hertford Street, 13-21 Shelton Square and Coventry Point, subject to the current tenancy, up to a value indicated in the report submitted.**
2. **Delegate authority to the Deputy Chief Executive (Place) in conjunction with the Legal Services Manager to undertake the necessary due diligence and to complete the necessary legal documentation.**
3. **Delegate authority to the Deputy Chief Executive (Place) in consultation with the Cabinet Member for Jobs and Regeneration, for any subsequent variation in terms.**
4. **Delegate authority to the Deputy Chief Executive (Place) and S151 Officer in consultation with the Leader and the Legal Services Manager to make any additional early land acquisition as is deemed necessary by way of Private Treaty, where such acquisition represents value for money.**
5. **Delegate authority to the Deputy Chief Executive (Place) and S151 Officer in consultation with the Cabinet Member for Strategic Finance and Resources to draw down funding from the West Midlands Combined Authority to undertake the demolition of Coventry Point.**

83. National Battery Manufacturing Development Facility - Faraday Challenge

Further to Minute 76 above, the City Council considered a private report of the Deputy Chief Executive (Place), which set out confidential aspects of the proposals for a consortium consisting of the Council, Coventry and Warwickshire Local Enterprise Partnership and WMG (Warwick University's specialist manufacturing division) to work together to develop a proposals to develop a national battery manufacturing development facility in the area.

RESOLVED that the City Council:

- 1. Authorise that the Council accept the Faraday Challenge funding of the sum indicated within the report and to act as accountable body on behalf of the Coventry and Warwickshire Local Enterprise Partnership.**
- 2. Delegate authority to the Deputy Chief Executive (Place) and the Director of Finance and Corporate Services to accept the terms and conditions of the grant, to enter into the necessary agreement to secure the grant and add to the Capital Programme as necessary.**
- 3. Authorise the establishment of a joint venture private Limited Company between the Council and the preferred partners as detailed in the report to run the National Battery Manufacturing Development Facility and the appointment of Director of Finance & Corporate Services and Director of Property and Project Management as company directors.**
- 4. Delegate authority to the Legal Services Manager in consultation with Cabinet Member for Jobs and Regeneration to take the necessary steps to establish the joint venture company, including approval of a shareholder agreement to be entered into between the Council and the preferred partners.**
- 5. Authorise the use of part of the Faraday Challenge grant to facilitate the construction of the building and to purchase the necessary equipment and fund start up and operational costs (“the Facility”).**
- 6. Authorise the Council to transfer the Facility (by way of a lease) to the joint venture company and collect a return for the company’s use of the Council owned assets (the building and the equipment).**
- 7. Delegate authority to the Deputy Chief Executive (Place) and the Director of Finance and Corporate Services to undertake all due diligence and finalise the terms of any such transfer of the Facility to the joint venture company.**
- 8. Authorise the use of the return received from the use of the Facility to cover any staff costs required as a consequence of the Council’s involvement in the project.**
- 9. Authorise submission of a funding bid to the West Midlands Combined Authority to secure grant funding to the sum indicated in the report and, if successful, to enter into a grant aid agreement with the West Midlands Combined Authority to fund and deliver the National Battery Manufacturing Development Facility as set out in the report.**
- 10. Delegate authority to the Deputy Chief Executive (Place), following consultation with the Cabinet Member for Jobs and Regeneration, to:**
 - determine the final content of the relevant business cases required to submit the bid to the West Midlands Combined Authority**

- **submit the relevant Strategic Outline Business Cases to the West Midlands Combined Authority in relation to the work packages within the National Battery Manufacturing Development Facility Programme**
 - **progress the business cases to the final stage in accordance with the Combined Authority's Assurance Framework**
- 11. Should the bids to the West Midland Combined Authority be successful; that Coventry City Council enters into the necessary legal documentations to secure the funding required to deliver the National Battery Manufacturing Development Facility Programme.**

(Meeting closed at 7.00 pm)

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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 contains information relating to the financial and business affairs of any particular person (including the authority holding that information). The public interest in maintaining the exemption under Schedule 12A outweighs the public interest in disclosing the information.

Cabinet
Council

9 January 2018
16 January 2018

Name of Cabinet Member:

Cabinet Member for Public Health and Sport – Councillor K Caan

Director Approving Submission of the report:

Deputy Chief Executive (Place)

Ward(s) affected:

All Wards

Title:

Re-provision of Coventry's Indoor Bowls Facility

Is this a key decision?

Yes - The proposal in the report is a key decision because the value of the transaction is greater than £1 million.

Executive Summary:

In September 2014, Coventry City Council (CCC) unanimously approved investment in a new city centre destination sport and leisure facility and approved a ten-year partnership Sports Strategy for the city, underpinned by a new Indoor Facilities Strategy, Playing Pitch Strategy and Aquatic Strategy. Coventry's Indoor Facilities Strategy highlighted the need for the Council to work with key bowls clubs and the National Governing Body to explore the feasibility of future sustainable provision for indoor bowls in the city.

Approval is now sought for the development of a new indoor bowls facility with six rinks at The Avenue Bowls Club, Gaveston Road, Coventry, subject to planning approval. Within the initial 'Sports Investment Model', £1m was earmarked for investment in bowls re-provision. Following detailed feasibility work and further discussions, the proposed level of investment is now increased to £2.05m, as this level of investment will enable re-provision of the existing six rink indoor bowls facilities from Coventry Sports and Leisure Centre (CSLC), along with enhanced changing facilities, toilets and office accommodation at the club site, designed to encourage and support growth in participation. This work is part of a strategic, city-wide development approach to key sports and public leisure facilities.

Recommendations:

The Cabinet is requested to:

- (1) Note the intention of officers to submit a planning application for the development of a new six rink indoor bowls facility at The Avenue Bowls Club, Gaveston Road, Coventry.
- (2) Recommend to Council that it approves, in principle, the addition of £2.05m to the capital programme for 2018/19 onwards, for the development of a new indoor bowls facility at The Avenue Bowls Club in Coventry. Within the £2.05m, £0.12m relates to management and design development costs as per paragraph 5.1.10.2.
- (3) Delegate authority to the Deputy Chief Executive (Place) and the Director of Finance and Corporate Services (Section 151 Officer), in consultation with the Cabinet Member for Public Health and Sport and the Legal Services Manager to undertake all necessary due diligence and to finalise the commercial terms with The Avenue Bowls Club for the grant of a building lease of the land to CCC for a term of up to 150 years to facilitate the construction of the building, which following construction would be under-leased to The Avenue Bowls Club, (or to a new company) to operate the new indoor bowls facility, subject to the agreed amount paid for the under lease, meeting the Council's obligation to achieve best value consideration pursuant to s123 of Local Government Act 1972.
- (4) Authorise the Deputy Chief Executive (Place) in consultation with the Cabinet Member for Public Health and Sport to explore and negotiate any further benefit that could be derived from a more formalised commercial relationship with The Avenue Bowls Club.
- (5) Approve that the Council procure the design team and associated consultants as well as the contractor for the construction of the new facility.
- (6) Delegate authority to the Deputy Chief Executive (Place) following consultation with the Cabinet Member for Public Health and Sport to agree the award of the contract following the completion of the tender process contained in Recommendation 5 above.

The Council is requested to:

- (1) Approve the addition of £2.05m, to the capital programme for 2018/19 onwards for the development of a new indoor bowls facility at The Avenue Bowls Club in Coventry. Within the £2.05m, £0.12m relates to management and design development costs as per paragraph 5.1.10.2.

List of Appendices included:

Appendix 1 - The Avenue Bowls Club site plan

Appendix 2 - The Indoor Bowls Facility feasibility report

Appendix 3 – Equality and Consultation Analysis

Background papers:

None

Other useful documents:

In addition to those papers incorporated within the Appendices above, the following useful papers are posted for reference on the Coventry City Council website (www.coventry.gov.uk) and Coventry Sports Strategy website (www.covsport.org.uk).

1. Coventry Sports Strategy 2014-2024 Cabinet Paper (Coventry City Council, 5 August 2014)
2. City Centre Sports and Public Leisure Facility Development Cabinet Paper (Coventry City Council, 5 August 2014)
3. Coventry Sports Strategy 2014-2024
4. Coventry Indoor Facilities Strategy 2014-2024

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?

Yes – 16th January 2018

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Report title:

Re-provisioning of Coventry's Indoor Bowls Facility

1. Context (or background)

- 1.1. In September 2014, Coventry City Council unanimously approved a ten-year partnership Sports Strategy for the city, underpinned by a new Indoor Facilities Strategy, Playing Pitch Strategy and Aquatic Strategy.
- 1.2. The Coventry Sports Strategy 2014 - 2024 is structured around eight Vision Aims and 37 Strategic Objectives. Vision Aim 5 seeks

"To provide a range of modern, accessible, and high-quality sports facilities"
- 1.3. Aligned to this Vision Aim, a strategic investment model has been developed by the city to recycle funding that was (and still is at a reduced level) being used to subsidise ageing public leisure facilities, and to redirect this into the delivery of a modern and strategically located portfolio of public sports and leisure facilities. This programme of strategic re-provisioning is already starting to provide for projected future population growth within the city and is increasingly financially sustainable without the need for local authority subsidy.
- 1.4. The approval from Council in September 2014 of the addition of £36.7m to the capital programme for 2014/15 onwards, for the development of a City Centre Destination Leisure Facility (CCDLF) represented the commencement of a new phase in the public leisure facilities implementation programme.
- 1.5. Whilst no decision has been taken to close Coventry Sports and Leisure Centre (CSLC), it is anticipated that the above programme of public leisure re-provision would in time see the closure of the Centre, which in 2014 was noted to be no longer considered fit for purpose. Any such decision would result in the closure of the indoor bowls facility at CSLC, which is currently operationally managed by Coventry Sports Trust (CST).
- 1.6. Coventry's Indoor Facilities Strategy stated that the Council would seek to work with key bowls clubs and the National Governing Body to explore the feasibility of future sustainable provision for indoor bowls in Coventry.
- 1.7. The existing six rink indoor bowls facility at CSLC is open for seven months of the year (September – March), facility users are charged for car parking and the indoor bowls facility is located on the second floor of the facility, which presents accessibility issues for users. There are also no changing facilities for bowlers to use on the same floor as the indoor rinks.
- 1.8. City of Coventry Indoor Bowls Club (CCOIBC) is the anchor tenant for the bowls facilities at the CSLC. However, CCOIBC have no operational responsibility for the on-going management of the facility. All local league fixtures are held at CSLC, however due to the accessibility issues, parking and a lack of social facilities, CSLC is not currently eligible to host County Representative Games, County Finals or National Competitions. In addition, Coventry is not currently represented in any indoor junior leagues, with the best junior bowlers using cross boundary indoor provision.

- 1.9. Over the past three financial years, the number of indoor bowlers has fluctuated slightly, with an average of just under eleven thousand visits per year. The age demographic of the member base of CCOIBC is primarily over 55 (92% of existing membership base).
- 1.10. In line with the provisions outlined within the Coventry Indoor Facilities Strategy, work to explore and test the feasibility of re-providing an indoor bowls facility within an affordable financial envelope has included holding exploratory and strategic discussions with key stakeholders, including Sport England, Bowls England and a range of local partner organisations.
- 1.11. The proposed investment recommended in this paper would conclude the above feasibility work and represent a further investment phase to the public leisure re-provisioning implementation programme.

2. Options considered and recommended proposal

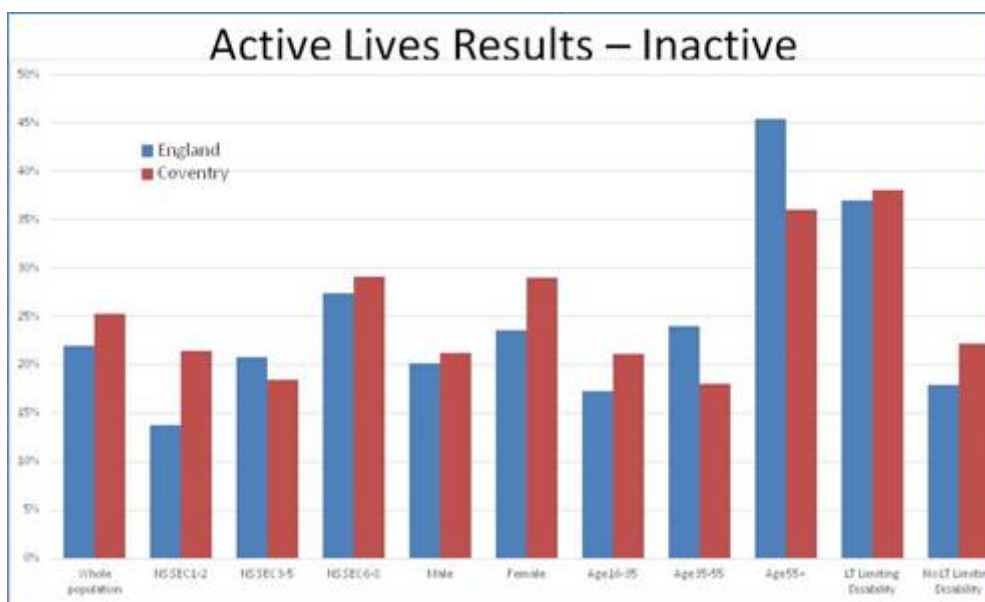
Four options were considered with Option 1 having six options within the feasibility appraisal.

2.1. Option 1 - The provision of a six rink Indoor Bowls Facility at The Avenue Bowls Club (Recommended)

- 2.1.1. The proposal for the development of an Indoor bowls facility at The Avenue Bowls Club is supported by the existing and proven, strong and sustainable Club governance, with a sustainable business plan that will deliver an on-going annual rental income back to the Council.
- 2.1.2. The proposed facility mix for the indoor bowls facility at The Avenue Bowls is as follows:
 - six rink Indoor Bowls Facility
 - male and female changing
 - office accommodation
 - first aid room
 - changing places toilet
 - connecting foyer
- 2.1.3. The proposed site development plan for The Avenue Bowls Club 'indoor bowls facility' is outlined in Appendix 1: 'Avenue Bowls Club Concept Site Plan', which illustrates the development plan area for the six-rink Indoor Bowls Facility.
- 2.1.4. Locating the Indoor Bowls Facility at The Avenue Bowls Club will consolidate an indoor and outdoor bowls offer on one site, as well as offering 12-month access to indoor bowls provision, which would benefit those who prefer to bowl indoor rather than outdoor during the summer season and further contributes to the sustainability of the business plan.
- 2.1.5. The proposed development at The Avenue Bowls Club will significantly enable the development and enhancement of facilities designed to support and encourage growth in a range of forms of participation in bowls across the city (e.g. Junior Leagues / Regional and National Competitions/ Casual Bowling / Health Programmes) within a strategic, city-wide development approach to key sports and public leisure facilities.

2.1.6. Heath and activity information

- 2.1.6.1. Life expectancy at birth in Coventry is slightly lower than English averages: for males it is 78.6 years (English average 79.5 years) while for females it is 82.3 years (vs. 83.2). However, there is a wide inequality gap: a man from the most deprived area is likely to die 9.4 years earlier than one from the least deprived area. The difference for a woman is 8.7 years.
- 2.1.6.2. The percentage of physically active adults in Coventry is lower than English averages (52.0% vs. 56.0% in England). The number of obese adults is higher (26.2% in Coventry vs. 23.0% England) whilst smoking prevalence is on par (16.6% vs. 16.9%). The percentage of adults reporting a limiting long-term health problem or disability is also similar to English averages (17.7% vs. 17.6%). These figures mask some of the more 'layered' disparities in terms of deprivation.
- 2.1.6.3. The proportion of those reaching 150+ minutes of physical activity a week generally decreases with age. People aged 75-84 are half as likely to be active as 16-24 year olds. Half of all inactive people are aged 55+, but they account for just 36% of the adult population. Inactivity levels generally increase with age, but the sharpest increase comes between ages 75 and 84 (48%) and age 85+ (71%).
- 2.1.6.4. Active Lives is the latest national measure for sport and physical activity within England commissioned by Sport England and helps local areas to better understand participation. As can be seen from the table below, activity rates in Coventry by those over the age of 55 are markedly different to the national average.



- 2.1.6.5. Coventry recognises its public health challenges, and has become the UK's only remaining 'Marmot City'. It is committed to reducing inequalities and improving health outcomes for all, in line with the principles of the Marmot Review – 'Fair Society, Healthy Lives'. Coventry is also an age friendly city.

2.1.7. Cost information

- 2.1.7.1. Financial information on the recommended option is provided in Section 5 of this report and in Appendix 2. Table 1 below outlines the description of each option and the high-level capital costs for each option. Detailed financial information is provided in the corresponding private report.
- 2.1.7.2. A base option and six different options were modelled as part of the feasibility report for the re-provisioning of indoor bowls at the Avenue Bowls Club, the base option and options 1, 2 and 3 did not fall within the Council’s financial envelope for the project. Option 4 only provided a four rink indoor bowls facility which did not provide the revenue required in order to make the business plan sustainable. Option 5 did not provide any accessible changing facilities and required facility users to use the existing facilities within the Avenue, which was not considered an acceptable development solution.

Table 1 – Feasibility Options Appraisal

Option	Description	Total Modelled Capital Cost
Base	Aspirational Option that included six rink indoor bowls facility and mezzanine deck over the bowls hall and provided additional enhanced social facilities for club use.	£3.61m
Option 1	A six rink indoor bowls facility with additional and enhanced social facilities for club use configured over the ground floor.	£2.66m
Option 2	A six rink indoor bowls facility with additional and enhanced social facilities configured over the ground floor.	£2.58m
Option 3	A six rink indoor bowls facility with additional and enhanced social facilities configured over the ground floor with a slightly different operational lay out than Option 2.	£2.65m
Option 4	A four rink indoor bowls facility with additional and enhanced social facilities configured over the ground floor with a slightly different operational lay out than Option 2.	£1.32m
Option 5	A stand-alone six rink indoor bowls facility with connecting Foyer to existing facility provision at the Avenue Bowls Club	£1.73m
Option 6	A six rink indoor bowls facility with toilets, changing rooms, small office accommodation and storage rooms	£2.05m

- 2.1.7.3. The table above sets out the different options for indoor bowls provision at The Avenue Bowls Club. Option 6 is the preferred option as this meets the requirements of a six rink facility is required to achieve a sustainable business plan that will deliver an on-going revenue surplus, provides enhancement to some of the existing facilities and changing and toilet accommodation.

2.2. Option 2 - Do nothing (not recommended)

- 2.2.1. The closure of the existing indoor bowls facility at CSLC with no plan for re-provisioning would mean bowlers travelling outside the city during the indoor season. The nearest indoor bowls rinks are Solihull (17 miles) Birmingham (19 miles), Rugby (13 miles) and Tamworth (21 miles).

- 2.2.2. The local Coventry bowls leagues would no longer have a home venue resulting in the cancellation of all local league fixtures. In addition casual indoor bowling on a pay and play basis could no longer be offered within the city.
- 2.2.3. Travel time of an average of 30 minutes to each venue, increased cost and limited rink time available would potentially result in a reduction in participation in indoor bowls and further negatively contribute to Coventry's Active Lives and inactivity levels for age 55+.

2.3. Option 3 - Standalone new build six rink Indoor Bowls Facility (not recommended)

- 2.3.1. Potential sites for a new build six rink indoor bowls facility and associated social facilities were identified across the City, however the capital cost of a stand-alone indoor bowls facility was outside of the Council's affordability envelope (c. £3.5m).
- 2.3.2. The current anchor tenant City of Coventry Indoor Bowls were not considered to have the governance or capacity to take on the operational management of such a stand-alone facility and had no appetite to operate the facility.

2.4. Option 4 - Location of a six rink indoor bowls facility on an existing public leisure site (not recommended).

- 2.4.1. All of the existing public leisure sites within Coventry, such as Centre AT7, the Xcel Sports and Leisure Centre and the Alan Higgs Centre were considered for the re provisioning of indoor Bowls from CSLC. The Alan Higgs Centre was the only feasible site where the development was potentially deliverable.
- 2.4.2. The option of a mezzanine floor with a six rink bowls facility above the 50m swimming pool at the Alan Higgs Centre was also considered. The capital costs were high and architectural and mechanical issues in order to control the environmental conditions created by the 50 metre swimming pool on the ground floor were not resolvable without significant additional capital cost to the development of a 50m swimming pool and enhancement of the associated public leisure facilities at the Alan Higgs Centre project.

3. Results of consultation undertaken

- 3.1. Coventry Sports Strategy 2014 - 2024
 - 3.1.1. In February 2014, the draft partnership Coventry Sports Strategy 2014 - 2024 was formally launched for a period of public consultation ending 24 March 2014. The launch of the period of public consultation and the key provisions within the proposed Strategy received widespread press and media coverage. To capture the responses to the consultation, a survey was available online via a new website (www.covsport.org.uk). This was linked to the Council's website and the Coventry Sports Foundation (CSF) and Coventry Sports Trust (CST) websites, Twitter feeds and Facebook profiles. A link to the survey was further sent to CSF and CST members, to local community groups and to the Council's database of local people who have registered an interest in taking part in consultations/surveys. All Coventry schools also received a link to the survey, and paper surveys (to complete by hand) were made available at a number of locations. Two engagement events were also held for local sports clubs (one event in the north of the city and one in the south). All neighbourhood forums were offered a presentation from the project Strategy group and nine of these accepted the offer and received a presentation. Face-to-face meetings were also held with representatives of individual stakeholder groups and bodies.

3.1.2. A total of 1,056 survey responses were received during the public consultation on the draft Strategy.

3.2. Indoor Bowls Clubs

3.2.1. Focussed and ongoing engagement has taken place with both the City of Coventry Indoor Bowls Club and The Avenue Bowls Club, from initial idea through to the feasibility work. Initial engagement was through the committees of the clubs, with presentations made at the AGMs of both clubs. Approximately 100 people were in attendance at the City of Coventry Indoor Bowls Club AGM where it was agreed to support the proposal to develop an indoor facility at The Avenue Bowls Club in Coundon. At the AGM of The Avenue Bowls Club, it was unanimously agreed to support the proposal. Information about the proposal was also displayed at the city centre Sports and Leisure Centre and a nominated representative took feedback comments from members.

4. Timetable for implementing this decision

4.1. If the recommendations within this report are approved, procurement and appointment of the design team and associated consultants for the development of a six rink indoor bowls facility at the Avenue Bowls Club will be completed by April 2018.

4.2. The design of the six rink indoor bowls facility at the Avenue Bowls Club will be developed to Royal Institute for British Architects (RIBA) stage 3 and submitted for planning by June 2018, with the anticipated approval date of September 2018. A travel plan will also be developed for this facility in accordance with planning processes, requirements and timescales.

4.3. Contractor procurement will commence in July 2018 with an appointment expected in September/October 2018.

4.4. Demolition and ground works at The Avenue Bowls Club will commence in October 2018, and are scheduled to take a month to complete.

4.5. Construction of the six rink indoor bowls facility at The Avenue Bowls Club will commence in November 2018 and is scheduled to take eight to nine months to complete (practical completion date July 2019).

4.6. The indoor bowls facility at The Avenue Bowls Club is scheduled to open in August/September 2019.

4.7. The negotiations of terms to lease the land at The Avenue Bowls Club to CCC, which CCC would commercially under lease back to The Avenue Bowls Club or create a new company to operate the indoor bowls facility, would be progressed immediately on approval of the recommendation, under delegated authorities.

5. Comments from Director of Finance and Corporate Services

5.1. Financial implications

5.1.1. The collaborative work approved in the July 2011 Cabinet report resulted in the proposal of a new management and investment model for public leisure services and facilities within the city.

- 5.1.2. The aquatic developments at Centre AT7 (approved by Cabinet in March 2013), at the CCDLF (approved by Cabinet in September 2014) and at the Alan Higgs Centre (approved by Cabinet in August 2016) were funded, in the main, through this investment model.
- 5.1.3. The aims of the investment model are to deliver a more coherent and consistent leisure offer for the people of Coventry through service and organisational restructuring in order to drive greater efficiency, cost savings and opportunities for reinvestment in high-quality, public leisure facilities.
- 5.1.4. Within the Coventry Sports Strategy 2014-2024, Coventry's Vision Aim for 'Facilities' is outlined within Vision Aim 5. One of the key challenges for the city in successfully delivering this Vision Aim is the extent to which any future public sport provision can be met by the city's investment model for sports facilities.
- 5.1.5. The principles of the investment model are drawn from the following criteria:
- (i) Recycling of Council funding from financially unsustainable facilities and operating models.
 - (ii) Profitability of facilities to remove the need for additional subsidy.
 - (iii) Seeking grants to support capital developments.
 - (iv) 'Sweating' existing assets to maximise revenues.
 - (v) Investing further in neighbourhood provision, where there is proven demand.
- 5.1.6. A key element of the investment model is for facilities to become profitable enough not to require further subsidy from Coventry City Council and to enable the on-going operation of the sports and leisure facilities to contribute to any future neighbourhood investment where there is proven demand for services.
- 5.1.7. This report does not seek additional capital or revenue money for this proposal – it is proposed to use funding from within the current investment model, as outlined in the private report, which provides a table setting out the Sports Investment Model.
- 5.1.8. It is proposed that the agreement of the detailed terms of the commercial arrangement between CCC and The Avenue Bowls Club is delegated to the Deputy Chief Executive (Place) and the Director of Finance and Corporate Services (Section 151 Officer) in consultation with the Cabinet Member for Public Health and Sport on the basis that a commercial lease is charged. It is anticipated that this commercial lease would be fixed for a period of 40 years, after which the commercial lease could be re-negotiated.
- 5.1.9. To mitigate risk the Council will undertake due diligence work to:
- Assess the underlying financial strength of The Avenue Bowls Club
 - Ensure that the business plan for the indoor bowls facility is sustainable and financially robust.
- 5.1.10. Capital
- 5.1.10.1. The proposed capital cost of the scheme is £2.05m, as set out in a table within the private report. Funded through prudential borrowing or other corporate resources, this would be repaid by recycling savings through closing existing ageing facilities. This prudential borrowing would be further funded through a commercial arrangement with The Avenue Bowls Club for operating the facility (commercial lease/rent to be negotiated).

5.1.10.2. The project will incur management and design development costs of up to £0.12m (which are already funded from within the sport investment model) in relation to the development of an indoor bowls facility. These costs will be at risk up until October 2018 when the contracts for construction would be anticipated to be signed.

5.1.11. Revenue

5.1.11.1. The provision of the indoor bowls facility would produce an estimated annual surplus of £0.042m from the second year onwards, the details of which are outlined in the private report. The revenue figures will be provided to the external valuation company to derive a commercial rent value from The Avenue Bowls Club, or a new company in relation to the under lease of the completed building.

5.2. Legal implications

5.2.1. Contracts for services of this value need to be let in accordance with not only the Council's Rules for Contracts, but also the Public Contracts Regulations 2015. As the value of the contract exceeds £1 million per year, authority is required from Cabinet to enter into the arrangement.

5.2.2. The price payable and rent to be achieved under the new lease and the under-lease needs to be the best price the Council could reasonably be expected to achieve in order to satisfy the Council's obligation to achieve best value pursuant to S123 of Local Government Act 1972.

6. Other implications

6.1. How will this contribute to achievement of the Council's Plan?

6.1.1. A prosperous Coventry – Vision Aim 5 of the Coventry Sports Strategy outlines the need “to provide a range of modern, accessible and high quality sports facilities in the city”. The first Strategic Objective for this Vision Aim specifically concerns future city centre leisure provision and the need “to develop city centre sports and leisure facilities that are accessible, high-quality, sustainable and of significance to the Midlands“. The Sports Strategy thereby puts leisure at the heart of city centre regeneration and promotes the city centre as a key regional destination for leisure activities and leisure tourism. The commercial success of the City Centre Destination Facility will, through these proposals, further support investment in training and competition for indoor Bowls at the Avenue Bowls Club.

6.1.2. Healthier, independent lives – Public leisure facilities play a vital role in addressing social challenges, promoting active lifestyles, increasing physical activity, reducing isolation and improving outcomes for individuals and communities. Vision Aim 1 of the Sports Strategy sets the ambition “to develop a more active, inclusive and vibrant Coventry through positive experiences in sport”. Through encouraging and supporting engagement in regular sport and/or active recreation, the Strategy aims to positively influence and contribute to the physical and mental health and wellbeing of the residents of Coventry. In particular, public leisure facilities and their operation have a key role to play in supporting the Council to deliver its public health objectives, directly supporting action to address priorities within the Joint Strategic Needs Assessment for the city.

6.1.3. Improving the environment and tackling climate change – The significant age and largely poor condition of Coventry Sports and Leisure Centre have resulted in it being adjudged as no longer ‘fit for purpose’. Whilst no decision has yet been made on the closure of CSLC, a modern indoor bowls facility would offer greater energy efficiency

and flexibility in usage. Furthermore, the development of such proposed facilities are predicated on a financially efficient model concerning the use of recycled savings from the closure and withdrawal of public leisure service provision from ageing and inefficient sites. This enables the existing resource to be moved from an inefficient model of subsidy to one of investment in quality, sustainable facilities and a projected revenue surplus due to the Council over the duration of the funding

6.2. How is risk being managed?

6.2.1. Delivery of the Sports Strategy has been regularly reviewed via Coventry City Council Scrutiny Boards in the first three years of its implementation.

6.2.2. With regards to delivery of the City Centre Destination Leisure Facility and the Alan Higgs Centre project, a Risk Register has been produced and maintained, which is reviewed regularly and managed by individuals throughout the process. A similar Risk Register would be established for the proposed Avenue Indoor Bowls project.

6.2.3. The most significant risks to proposed provision, along with the associated control measures have been identified to be:

- (i) The Avenue Indoor Bowls facility costing more than could be supported through the £2.05m that is being requested through the Council. The control measures include the seeking of additional external funding to cover further contingencies, the appointment of project managers, costs consultants and contractors through competitive processes, and value engineering of the design where required. The capital projections also currently include sizeable contingencies.
- (ii) The Council may not have the specific expertise or experience internally to project manage the client aspects of the indoor bowls facility construction contract. The control measure is through the formation of a client-side project management group, led by a contracted Employer's Representative, who will have the necessary expertise experience to work alongside the Professional Project Management function, to ensure that the Council's brief is fulfilled through both of the design and construction phases.
- (iii) The risk of Contractor insolvency throughout the course of the contract. Through the tendering process, Coventry City Council will undertake a financial appraisal of the contractor that is successful.
- (iv) The risk of installation failure of key elements of the project construction. The control measure would be the project management undertaken by the Employer's Representation, the Professional Adviser to the Employer's Representation; the 12 month defects period; Contractor warranties and collateral warranties; and (as a contract signed under deed) a 12 year latent defects period.
- (v) The risk that the service provision from the building and the maintenance of the building might not be fulfilling the objectives of service and maintenance required by the Council. The Council as landlord will ensure compliance with the lease covenants and shall take enforcement action if there is any non-compliance.
- (vi) The risk of the operator not maintaining a sustainable business plan in the long term. The Council will closely monitor the performance of the operator through a close working governance arrangement, which will include an open book business plan approach.

- (vii) A planning application has not yet been submitted for the development of the Indoor Bowls facility at The Avenue Bowls Club site. The site is surrounded by residential housing and has constrained access. The client team will engage with the planners at the earliest opportunity.

6.3. What is the impact on the organisation?

- 6.3.1. The Coventry Sports Strategy, Coventry Indoor Facilities Strategy 2014-2024 and Coventry Aquatics Strategy 2014-2024 are partnership documents developed through consultation with a range of stakeholders.
- 6.3.2. Approval and early implementation of the above strategies has given confidence to external funders that the city has clear objectives and priorities for sport to 2024. This should assist the Council in applying for external capital grant funding to deliver the new phases of the facilities investment programme, thereby increasing external funding investment into the city's public leisure infrastructure.
- 6.3.3. The report recommendations would deliver a new, sustainable six rink indoor bowls facility, re provisioning the existing facility from CSLC. This would further fulfil the criteria outlined in Coventry's Indoor Facilities Strategy for the Council to work with key bowls clubs and the National Governing Body to explore the feasibility of future sustainable provision for indoor bowls in the city.
- 6.3.4. There are no HR implications for the organisation as these proposals will not directly affect City Council employees.

6.4. Equalities / ECA

- 6.4.1. The Equality and Consultation Analysis (ECA) attached to this report covers the proposals for the relocation of the indoor bowls rink from Coventry Sports and Leisure Centre to the Avenue Bowls Club. The ECA has shown that the proposals would have a positive impact on age and disability. Feedback from key stakeholders and the National Governing Body for bowls has been supportive and no equalities concerns have been raised. The ECA document can be found in the appendices (Appendix 3).

6.5. Implications for (or impact on) the environment

- 6.5.1. Environmental Management
 - 6.5.1.1. The Avenue Bowls Club currently manage the environmental aspects of the existing site internally. The Council would therefore ask the Avenue Bowls Club to oversee and manage / mitigate the environmental impact of the proposed project through the pre-construction, construction and operational phases.
- 6.5.2. During Construction
 - 6.5.2.1. Construction would be undertaken in accordance with Secured By Design principles. Modern construction materials would be utilised and would present a significantly lesser impact on the environment than materials that were historically used. Site Waste Management techniques would be utilised and off-site manufacture would be prioritised wherever possible, thereby reducing reliance on water, minerals and other natural resources. Local contractors would be prioritised where appropriate and local

- 6.5.2.2. specialised sub-contractors, suppliers and labour sources would also be utilised, wherever possible. If approved, the demolition and disposal of building materials from the affected areas of the existing Avenue Bowls Club would require an approved risk management and methodology strategy.
- 6.5.3. In Use
- 6.5.4. Whilst no decision has yet been made on the closure of CSLC, it is anticipated that the operation of a modern six rink indoor bowls facility with associated facilities would deliver efficiencies in energy consumption compared to the indoor bowls rink at Coventry Sports and Leisure Centre (albeit the new indoor bowls rink will be open for the full calendar year). In comparison this would deliver an overall reduction in the carbon footprint. Energy saving controls would be incorporated into scheme to reduce the on-going impact on natural resources. The modern mechanical and electrical installations will provide improved energy use through more efficient plant and better controls, such as passive infra-red sensors and time-limited functions. Safe and secure management principles would be adopted by the operator to ensure the safety and perceived safety of its users and those living and working around the proposed development. The operator would further be expected to deliver carefully selected activity programmes that are reflective of the needs of local users and the neighbourhoods they represent. Provision would be reviewed regularly to reflect changes in requirements and ensure efficiencies in centre management.

6.6. Implications for partner organisations

- 6.6.1. The Coventry Sports Strategy 2014-2024, Coventry Indoor Facilities Strategy 2014-2024 and Coventry Aquatics Strategy 2014-2024 are partnership documents developed through consultation with a range of stakeholders. Approval and early implementation of the above strategies have given confidence to external funders that the city has clear objectives and priorities for sport to 2024. Further commitment to investing in sport and the implementation of the Strategy should assist partners when applying for external grant funding to deliver sport in the city.
- 6.6.2. Notably, the provision of a new six rink indoor bowls facility at the Avenue Bowls Club should positively impact on the City of Coventry Indoor Bowls Club's ability to host Junior Leagues/ Regional and National Competitions/ Casual Bowling / Health Programmes in the city.
- 6.6.3. Any implications for staffing arrangements for the Avenue Bowls Club as a consequence of the above recommendations would be the subject of proposals presented by the organisation and would be managed independently by the Avenue as the employer of affected staff. These changes will be monitored for the purposes of ascertaining equalities impact.

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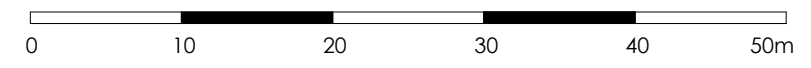
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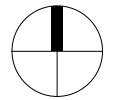
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Coventry Bowls Club

Feasibility Report on the Re-Provisioning of Indoor Bowls to the Avenue Bowls Club

12 December, 2017

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1. Introduction and background

1. Introduction Overview

1.1 Introduction

Coventry City Council are currently looking at options for relocating the indoor bowls provision in Coventry. Whilst no decision has been taken to close Coventry Sports and Leisure Centre (CSLC), it is anticipated that the above programme of public leisure re-provision would in time see the closure of the Centre, which in 2014 was noted to be no longer considered fit for purpose. Any such decision would result in the closure of the indoor bowls facility at CSLC, which is currently operationally managed by Coventry Sports Trust .

This Feasibility Study considers the opportunity for re-providing facilities in a new building, alongside the existing outdoor facilities at the Avenue Bowls Club, Gaveston Road, Coventry.

1.2 The brief

The brief for the study was to review the design and budget for delivering six options. These options were as follows:

- Option 1 – A six rink indoor bowls facility with additional and enhanced social facilities for club use configured over the ground floor;
- Option 2 – A six rink indoor bowls facility with additional and enhanced social facilities configured over the ground floor;
- Option 3 – A six rink indoor bowls facility with additional and enhanced social facilities configured over the ground floor with a slightly different operational lay out than Option 2;
- Option 4 – A four rink indoor bowls facility with additional and enhanced social facilities configured over the ground floor with a slightly different operational lay out than Option 2;
- Option 5 - A stand-alone six rink indoor bowls facility with connecting Foyer to existing facility provision at the Avenue Bowls Club; and

- Option 6 - A six rink indoor bowls facility with toilets, changing rooms, small office accommodation and storage rooms.

Our study also considered an option that had previously been developed by the Bowls Club. This aspirational option was the Bowls Club's preferred option. This option (the Base Scheme) was included within the feasibility work for the purposes of comparison with the other six modelled options.

The brief also requested that site access (including emergency vehicle access) and existing statutory utility capacities, would be considered.

2. Architectural review

2. Architectural review

Option plans

2.1 Option plans

On behalf of Hadron Consulting Ltd, Design Cubed Architects were appointed to review the architectural works required to support the Feasibility Study.

Design Cubed developed outline plans for each of the options, copies of which, along with outline proposals for the way the building could look, are included in **Appendix A**.

For each of our options we have rotated the Bowling Rink through 90 degrees to run perpendicular to the existing lawn. In each case the Bowling Rink is articulated as a separate mass to the ancillary facilities which are massed to relate in scale with the existing clubhouse and a 6m wide entrance courtyard is maintained between the new building and the windows to the existing clubhouse.

2.2 Design options

The Base Scheme

The Bowling Club's aspirational scheme appears to assume a slightly larger site (approximately 1m additional). It is likely that this has been measured on site by members so this may be more accurate than our Ordnance Survey basis for the designs.

We have concerns as to how the massing of this option relates to the site and the existing clubhouse. The additional height required for the 1st floor mezzanine will create a large building which may be difficult to achieve bearing in mind the proximity of residential properties.

There is a 1m gap provided in an L-shape (16x12m) between the existing and proposed which feels like left over space and a dark claustrophobic space. Windows to the existing Function Room and Lounge are blocked by the new building.

During our site visit we were informed that a surveyor had suggested mirroring the building on the north south axis so the changing facilities and 1st floor block would be located adjacent to the access track. It was felt that this would reduce construction costs as drainage could be routed along the access track to Gaveston

Road. However, this option would require further consideration of the relationship of the entrance.

In addition a fully accessible compliant lift will be required to access the 1st floor facilities.

Option 1

This option provides a function room large enough for 2 full size snooker tables and a 58sqm meeting room with a lounge area of 143sqm (Base Scheme 225sqm approx.).

Changing facilities are located adjacent to the access track with the function space, committee room and bar/kitchen placed along the North façade.

A 2 m wide path is maintained between the existing building and the proposed to provide access for service/deliveries.

The depth of the ancillary building is pushed within 1200mm

Option 2

The footprint of the ancillary building is brought back in line with the rear wall of the existing building to allow the roof of the existing to be extended to cover the new.

Ancillary facilities are reoriented with the function room omitted to provide an increased lounge area of 173sqm

Option 3

The ancillary building is connected to the existing clubhouse removing the service / delivery route between. To facilitate servicing the existing lean-to cellar and storage at the rear of the existing clubhouse is removed and the existing lounge / function space re-planned to provide a replacement cellar within the main footprint. This results in additional area for the new facility and creates a back of house service corridor for deliveries and waste along the back of the site.

2. Architectural review

Option plans

The function room is still omitted but the lounge area is increased to 217sqm

Option 4

Stand-alone 4 lane bowling rink with entrance lobby and plant room only – all other ancillary facilities omitted.

Option 5

Stand-alone 6 lane bowling rink with entrance lobby and plant room only – all other ancillary facilities omitted.

Option 6

In order to maximise the size of the changing rooms the WC provision has been reduced from the recommended sizes for this size of rink (recommended numbers are: F: 5 WC's, M: 3 Urinal 2 WC's). We have assumed that the external and indoor bowls rinks will not operate to capacity at the same time so existing WC provision can provide for any overflow.

An accessible change facility has also been included. A separate accessible WC should also really be provided but, we have assumed that the existing facility can fulfil this requirement.

A small cleaner's cupboard / store has been provided, however, ideally there should be a separate store room for the rink equipment.

The new function room has been sized to be the same as the existing to be replaced by the WC / changing facilities.

2.3 Summary

In summary, all of the options are feasible to build on the site.

Design development of the chosen option should focus on a number of key areas, for example:

- The integration of the new centre with the old, and routes through the old section and access for grounds maintenance equipment;
- Fire egress;
- The aesthetics of the building; and
- Planning considerations.

3. Mechanical and electrical services review

3. Mechanical and electrical services review

Infrastructure

On behalf of Hadron Consulting Ltd, Desco, M&E Engineers, were appointed to review the current infrastructure on the site. Their role included advising on the statutory utility loads required to serve the various options, highlighting if any material upgrades or reinforcement would be required for each option. A copy of their report is included at **Appendix B**. It should be noted that Option 6 was developed after Desco completed their report, so, confirmation of the impacts on the services for this option are only included in the main body of this report and not in the appendix.

3.1 Infrastructure commentary

Desco’s confirmed the infrastructure implications are as follows:

Fire alarm

A new fire alarm system will need to be installed to meet Building Regulation requirements.

Intruder alarm

The existing system should be adequate to cover the proposed options from the existing alarm panel.

Gas

Each new option will require the gas to the site to be upgraded. The table below is an estimate of the new gas service capacities needed:

Option	New gas service needed
Option 1	130 kW
Option 2	130 kW
Option 3	110 kW
Option 4	80 kW
Option 5	90 kW
Option 6	100 kW

The heating to the new building will be provided via a gas fired boiler providing both hot water and heating to Options 1-3 and 6, and heating only to Options 4 and 5. It is anticipated that the heating is provided to the bowling rinks via a gas fired radiant system, utilising the boiler and providing heat via wet radiant panels.

Water

Options 1-3 have new kitchen areas and Option 6 has new changing provision. These options are feasible with the existing water supply being reused provided that there is boosted water storage provided. The plantroom would need to be increased to 12m² for all options 1-3 and 6.

Should the existing kitchen be closed down, there is no supply service capacity issues anticipated.

With Options 4 and 5 no increased water usage will occur therefore no further equipment is needed and the existing facilities can remain.

Electricity

The electrical load estimates for the layouts proposed are included in the table below, these include the existing building loads:

Option	New electrical service needed
Option 1	31.5 kVA
Option 2	35.5 kVA
Option 3	33.5 kVA
Option 4	16.5 kVA
Option 5	19.5 kVA
Option 6	25.0 kVA

The existing supply should not require replacement, but the main service cut-out may have to be relocated within the building due to space constraints.

4. Site access for construction

4. Site access Overview

4.1 Site access overview

Access to the current Bowls Club is via a driveway off Gaveston Road to the South West of the site. The driveway runs between houses and the width is restricted.

Access for construction traffic to the proposed site of the new indoor bowls hall will have to be via the existing entrance or via an alternative gated vehicular access track to the East of the site.

The two access options are outlined on the diagram below, Option A is via the existing entrance route into the site, and Option B is via an access track to the East.

Option A was reviewed on site but due to restrictions and level changes that exist along this route, it was discounted. Option B was therefore considered in more detail.



Option A - Potential site access from the existing entrance



Option B - Potential site access from the alternative access track



4. Site access

Vehicle tracking

4.2 Vehicle tracking

Detailed vehicle tracking was completed on the entrance proposed in Option B. This considered different vehicle sizes on tracking (forward and reverse swept paths) via the access route. The vehicles considered were:

- FTA Design Rigid Vehicle 10m x 2.5m;
- DB32 Fire Appliance Tractor 8.68m x 2.18m;
- DB32 Refuse Vehicle 7.9m x 2.4m;
- DB32 Private Car 4.223m x 1.715m;

From the information available from the Ordnance Survey, it would appear that in order to utilise the access track for site access, it may be necessary to increase the width of the entrance to the access road.

A temporary agreement may need to be reached to increase access to avoid materials having to be offloaded in Gaveston Road, and then transported up the access track to the site using dumper trucks and smaller construction vehicles. This methodology would undoubtedly add cost to the works and the Council should discuss opportunities to improve this access route prior to the works starting on site.

5. Option programmes

5. Timeline for delivering the new Indoor Bowls Hall

Estimated timelines for Options 1-6

When the six options were considered, the critical path for each option was expected to be dictated by the steel frame lead in and erection periods. The additional ancillary accommodation included in some of the options was not a material factor in developing the programme periods for the options. It was therefore considered that all six options would take a similar time to construct on site.

A detailed estimated programme was developed, which shows that all Options for delivering a new indoor hall could be open towards the end of August 2019. A copy of the detailed programme is included at **Appendix C**.

There is a limited amount of contingency built into the programme and it relies on quick decision making and approvals at key project stages. It also requires the Council to avoid making significant changes to the brief beyond the end of Stage 2 design.

A key input that will impact the detailed programming will be the consideration of improving the site access. If it cannot be improved, the programme may increase due to the double handling of materials that would have to take place on site.

The programme should therefore be seen as a target programme, and the Council may want to allow some further programme contingency when reporting dates publicly. Further detail can be reviewed and added at the next stage, once the brief for the hall has been developed. It is also recommended that market testing should be progressed with at least two contractors once a final design brief has been agreed.

The programme is based on the following assumptions:

- The site access being improved to facilitate the large construction vehicle deliveries during the works;
- Approval to proceed is granted on January 16 2018 to allow the professional team procurement to start on 17 January 2018.
- The project is to proceed in accordance with one of the six options outlined in this feasibility study report;

- A 'single stage develop and construct' procurement route is adopted for the construction contract;
- Completion of key stages are linked to planned Cabinet dates if required;
- Design is progressed in parallel with the determination of the planning application;
- The design is progressed to an early Stage 4 level of design (4a) (previously referred to as Stage E) prior to tender;
- The contractor can deliver to the construction programme. This should be tested further through soft market testing.

6. Option budgets

6. Option budgets Summary

On behalf of Hadron Consulting Ltd, Appleyard and Trew, cost consultants, were appointed to develop high level budgets for the six options. A copy of Appleyard and Trew’s detailed costs is included at **Appendix D**.

6.1 Exclusions, assumptions and clarifications

The following exclusions, assumptions and clarifications apply to the high level budget costs that have been developed by Appleyard and Trew:

- The floor areas have been based on Design Cubed’s drawings;
- Building costs have been calculated on the basis of BCIS rates;
- No inflation has been included;

- Professional fees have been included as stated;
- Free access to the site for large construction vehicles is expected, no allowance has been included for double handling materials to work around restrictions on site access;
- Contingency is included; and
- VAT is excluded.

6.2 Option budget summaries

- A summary of Appleyard and Trew’s high level budgets for the six options is included below.

Cost category	Base Scheme	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
Building cost (including demolition, external works and incoming services)							
Professional fees							
FF&E							
Contingency							
Total	£3,613,680	£2,661,383	£2,575,624	£2,648,100	£1,317,540	£1,731,030	£2,050,965

7. Next steps

7. Next Steps

Re-Provisioning of Indoor Bowls to the Avenue Bowls Club – early decisions to be made

To progress the Indoor Bowls Hall project, Coventry City Council should:

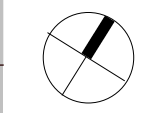
- Agree on the option to be progressed and how the option will be funded;
- Have initial discussions with contractors to establish detailed site access arrangements that will be required during the build. This will inform what site access improvements may need to be made;
- Review options for how a professional team could be appointed to develop the design of the building, to obtain necessary consents and to then procure a contractor to deliver the works; and
- Once a professional team has been appointed, the design brief should be reviewed and refined if required. The final design brief should be agreed and approved by all key stakeholders. The design can then be developed to a point where a planning application can be made.

Appendix A – Architectural plans



REV.	DATE	DRAWN	DESCRIPTION

KEY PLAN T: +44 (0)7887 995595



T: +44 (0)7887 995595
+44 (0)7876 506076

PROJECT EMAIL ADDRESS
hello@design-cubed.co.uk

CLIENT
Coventry City Council

SITE ADDRESS
Avenue Bwls Club
48 Gaveston Rd
Coventry CV6 1GZ

PROJECT
Avenue Bwls Club Feasibility

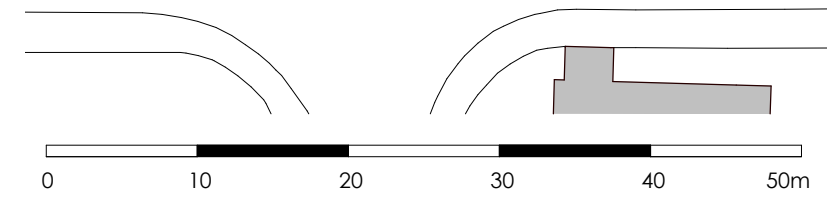
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TITLE
Location Plan

PROJECT NO
17005

DRAWING NO
A(SV)A0-001

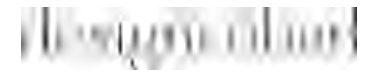
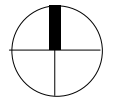
REV





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PROJECT EMAIL ADDRESS
hello@design-cubed.co.uk

CLIENT
Coventry City Council

SITE ADDRESS
Avenue Bowls Club
48 Gaveston Rd
Coventry CV6 1GZ

PROJECT
Avenue Bowls Club Feasibility SCALE @ A3

TITLE
Site Overview PROJECT NO
17005

DRAWING NO
A(SV)A0-002 REV



View of Existing Bowling Green from Clubhouse looking South



View of Existing Bowling Green towards Clubhouse looking North



View of Existing All Weather Green towards Clubhouse looking North West



View of Existing Cat Park from Bowling Green looking South West

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KEY PLAN T +44 (0)7887 995595



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CLIENT
Coventry City Council

SITE ADDRESS
Avenue Bowls Club
48 Gaveston Rd
Coventry CV6 1GZ

PROJECT
Avenue Bowls Club Feasibility

SCALE @ A3

TITLE
Existing Photographs

PROJECT NO
17005

DRAWING NO
A(SV)A0-003

REV



View of Existing Private Bowls Club Allotments looking South East



View of Existing Spoil Heap, Garage, Water Tank & Club House looking South West



Exterior View of Existing Cellar



View of Existing Spoil Heap, Garage, Water Tank & Club House looking South West

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KEY PLAN T +44 (0)7887 995595



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PROJECT EMAIL ADDRESS
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CLIENT
Coventry City Council

SITE ADDRESS
Avenue Bowls Club
48 Gaveston Rd
Coventry CV6 1GZ

PROJECT
Avenue Bowls Club Feasibility

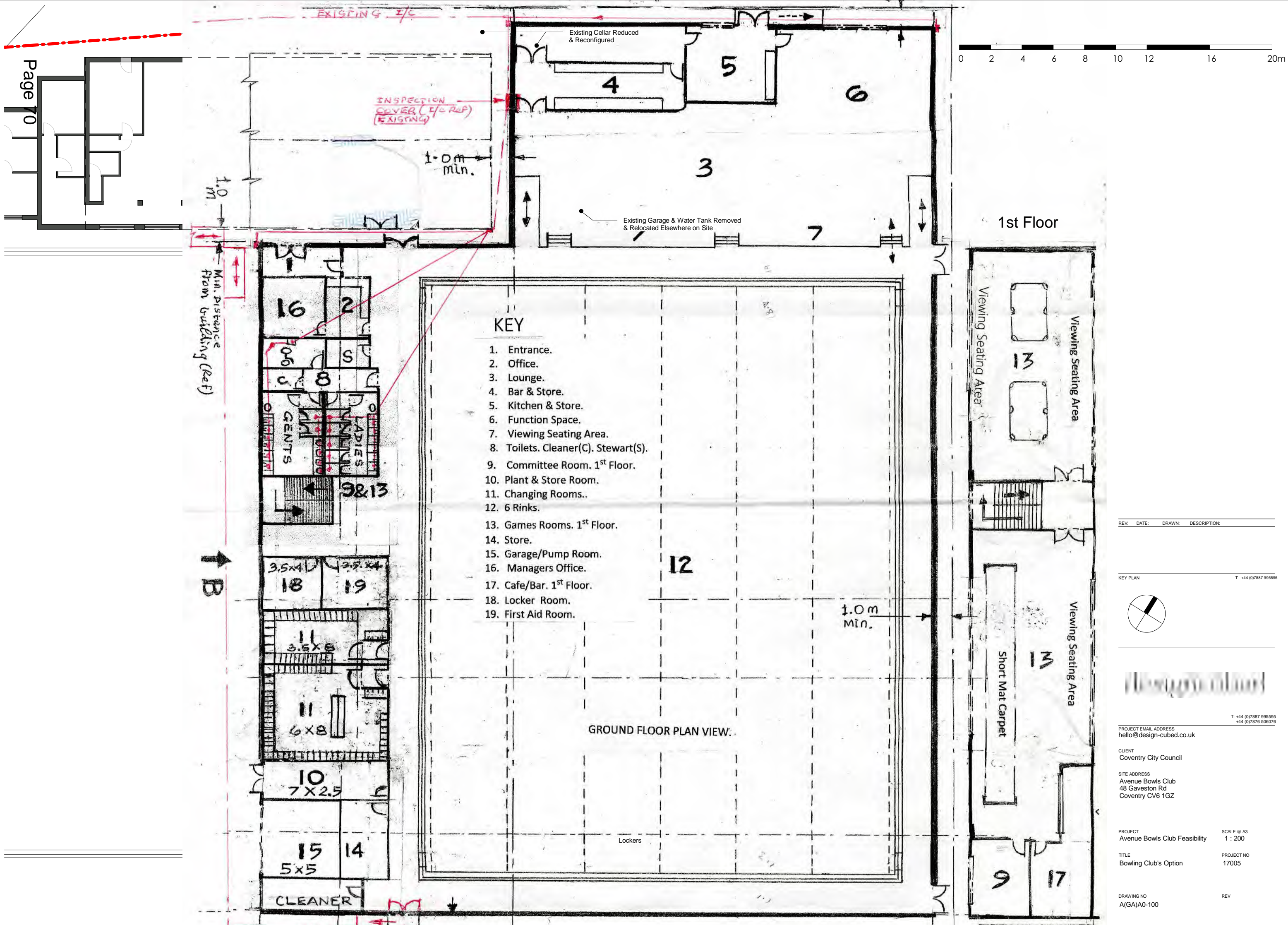
SCALE @ A3

TITLE
Existing Photographs

PROJECT NO
17005

DRAWING NO
A(SV)A0-004

REV



INSPECTION COVER (E/C REP) (EXISTING)

Existing Cellar Reduced & Reconfigured

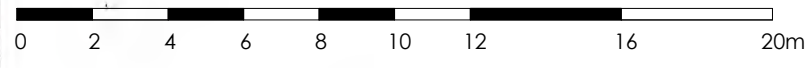
Existing Garage & Water Tank Removed & Relocated Elsewhere on Site

Min. Distance From Building (Ref)

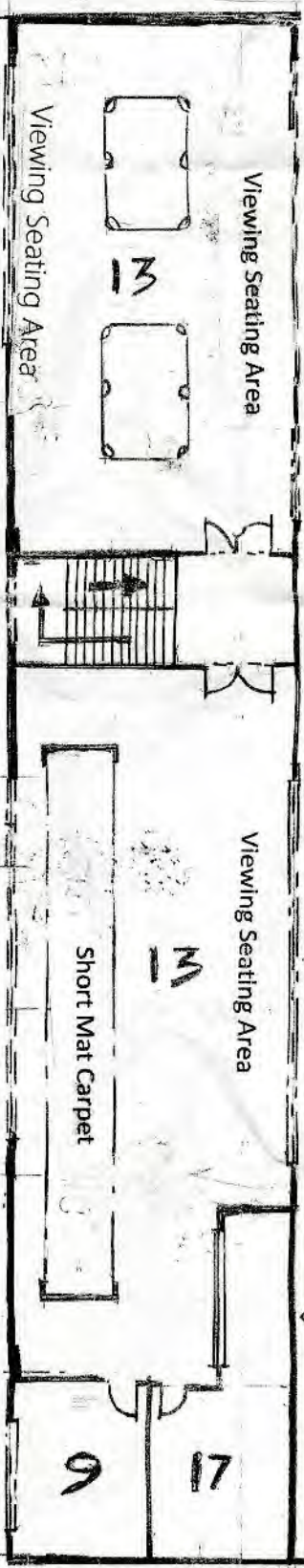
KEY

- 1. Entrance.
- 2. Office.
- 3. Lounge.
- 4. Bar & Store.
- 5. Kitchen & Store.
- 6. Function Space.
- 7. Viewing Seating Area.
- 8. Toilets. Cleaner(C). Stewart(S).
- 9. Committee Room. 1st Floor.
- 10. Plant & Store Room.
- 11. Changing Rooms..
- 12. 6 Rinks.
- 13. Games Rooms. 1st Floor.
- 14. Store.
- 15. Garage/Pump Room.
- 16. Managers Office.
- 17. Cafe/Bar. 1st Floor.
- 18. Locker Room.
- 19. First Aid Room.

GROUND FLOOR PLAN VIEW.

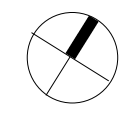


1st Floor



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PROJECT EMAIL ADDRESS hello@design-cubed.co.uk

CLIENT Coventry City Council

SITE ADDRESS Avenue Bowls Club 48 Gaveston Rd Coventry CV6 1GZ

PROJECT Avenue Bowls Club Feasibility SCALE @ A3 1 : 200

TITLE Bowling Club's Option PROJECT NO 17005

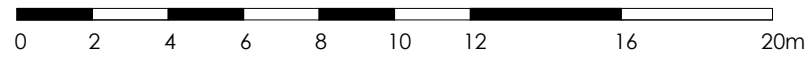
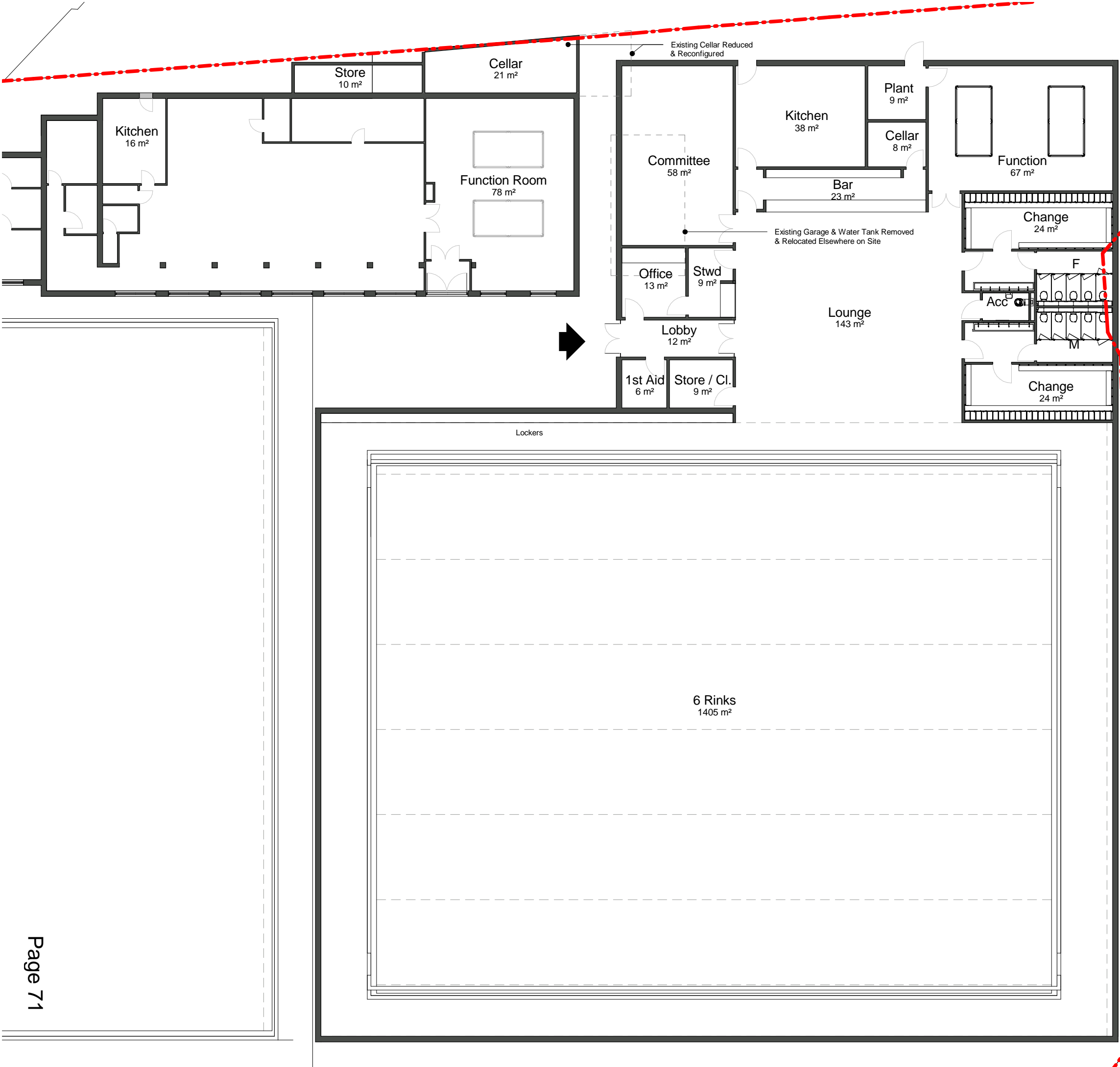
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REV

CLEANER

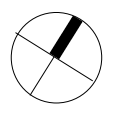
Lockers

↑ B



REV.	DATE:	DRAWN:	DESCRIPTION:

KEY PLAN T: +44 (0)7887 995595



PROJECT EMAIL ADDRESS
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CLIENT
Coventry City Council

SITE ADDRESS
Avenue Bowls Club
48 Gaveston Rd
Coventry CV6 1GZ

PROJECT
Avenue Bowls Club Feasibility

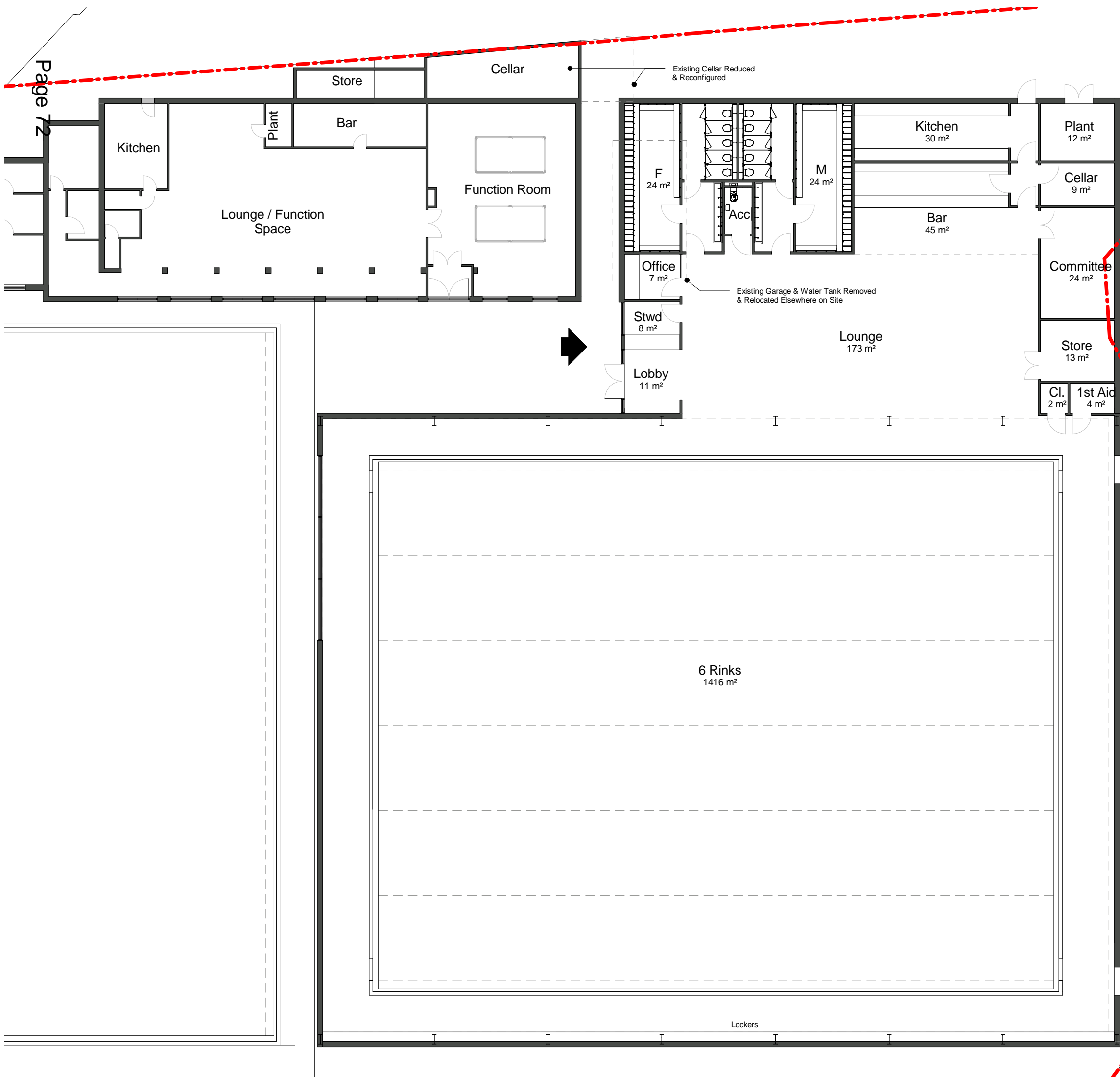
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TITLE
Proposed Floor Plan - Option 1

PROJECT NO
17005

DRAWING NO
A(GA)A0-100 OPT1

REV



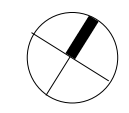
Existing Cellar Reduced & Reconfigured

Existing Garage & Water Tank Removed & Relocated Elsewhere on Site



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CLIENT
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SITE ADDRESS
Avenue Bowls Club
48 Gaveston Rd
Coventry CV6 1GZ

PROJECT
Avenue Bowls Club Feasibility

SCALE @ A3
1 : 200

TITLE
Proposed Floor Plan - Option 2

PROJECT NO
17005

DRAWING NO
A(GA)A0-100 OPT2

REV

6 Rinks
1416 m²

Lockers

Lounge
173 m²

Office
7 m²

Stwd
8 m²

Lobby
11 m²

F
24 m²

M
24 m²

Acc

Cl.
2 m²

1st Aid
4 m²

Committee
24 m²

Store
13 m²

Cellar
9 m²

Plant
12 m²

Kitchen
30 m²

Bar
45 m²

Function Room

Lounge / Function Space

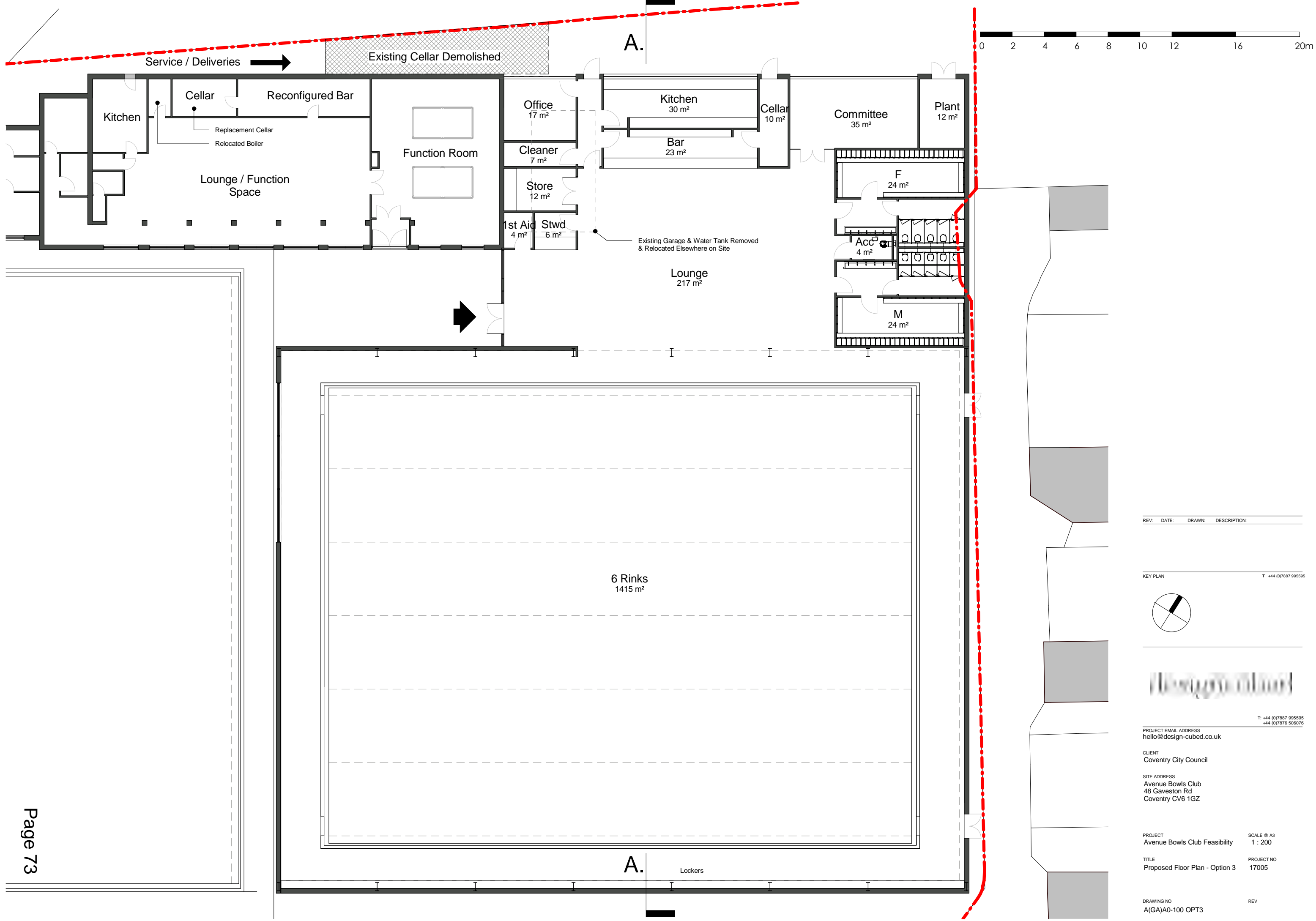
Bar

Plant

Store

Cellar

Kitchen



Service / Deliveries →

Existing Cellar Demolished

A.

0 2 4 6 8 10 12 16 20m

Kitchen

Cellar

Reconfigured Bar

Replacement Cellar
Relocated Boiler

Office
17 m²

Kitchen
30 m²

Cellar
10 m²

Committee
35 m²

Plant
12 m²

Function Room

Cleaner
7 m²

Bar
23 m²

Lounge / Function
Space

Store
12 m²

F
24 m²

1st Aid
4 m²

Stwd
6 m²

Existing Garage & Water Tank Removed
& Relocated Elsewhere on Site

Acc
4 m²

Lounge
217 m²

M
24 m²

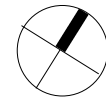
6 Rinks
1415 m²

A.

Lockers

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CLIENT
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SITE ADDRESS
Avenue Bowls Club
48 Gaveston Rd
Coventry CV6 1GZ

PROJECT
Avenue Bowls Club Feasibility

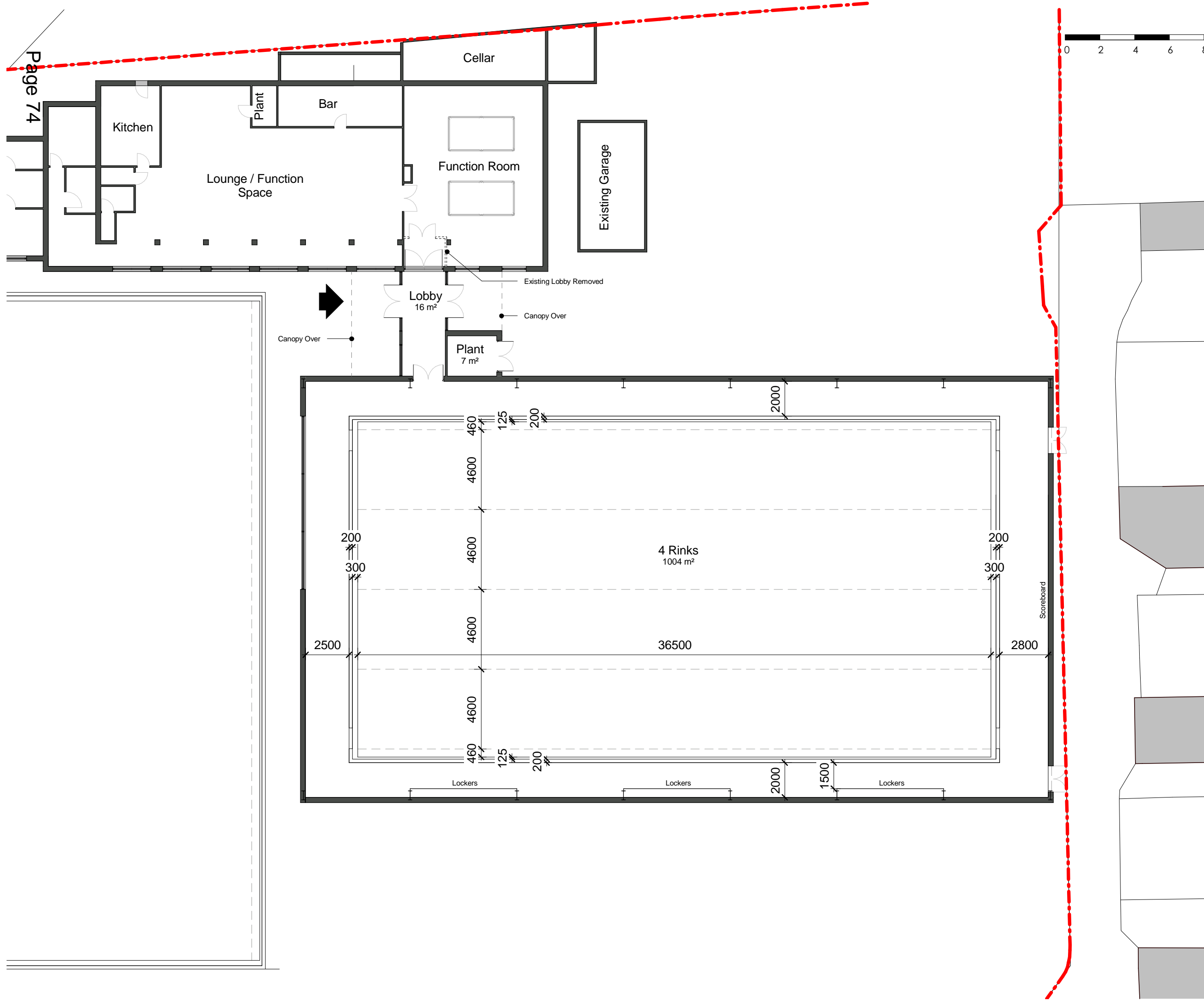
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TITLE
Proposed Floor Plan - Option 3

PROJECT NO
17005

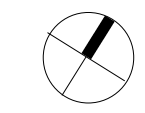
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REV



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CLIENT
Coventry City Council

SITE ADDRESS
Avenue Bowls Club
48 Gaveston Rd
Coventry CV6 1GZ

PROJECT
Avenue Bowls Club Feasibility

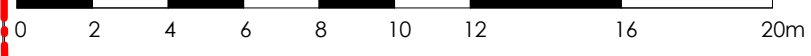
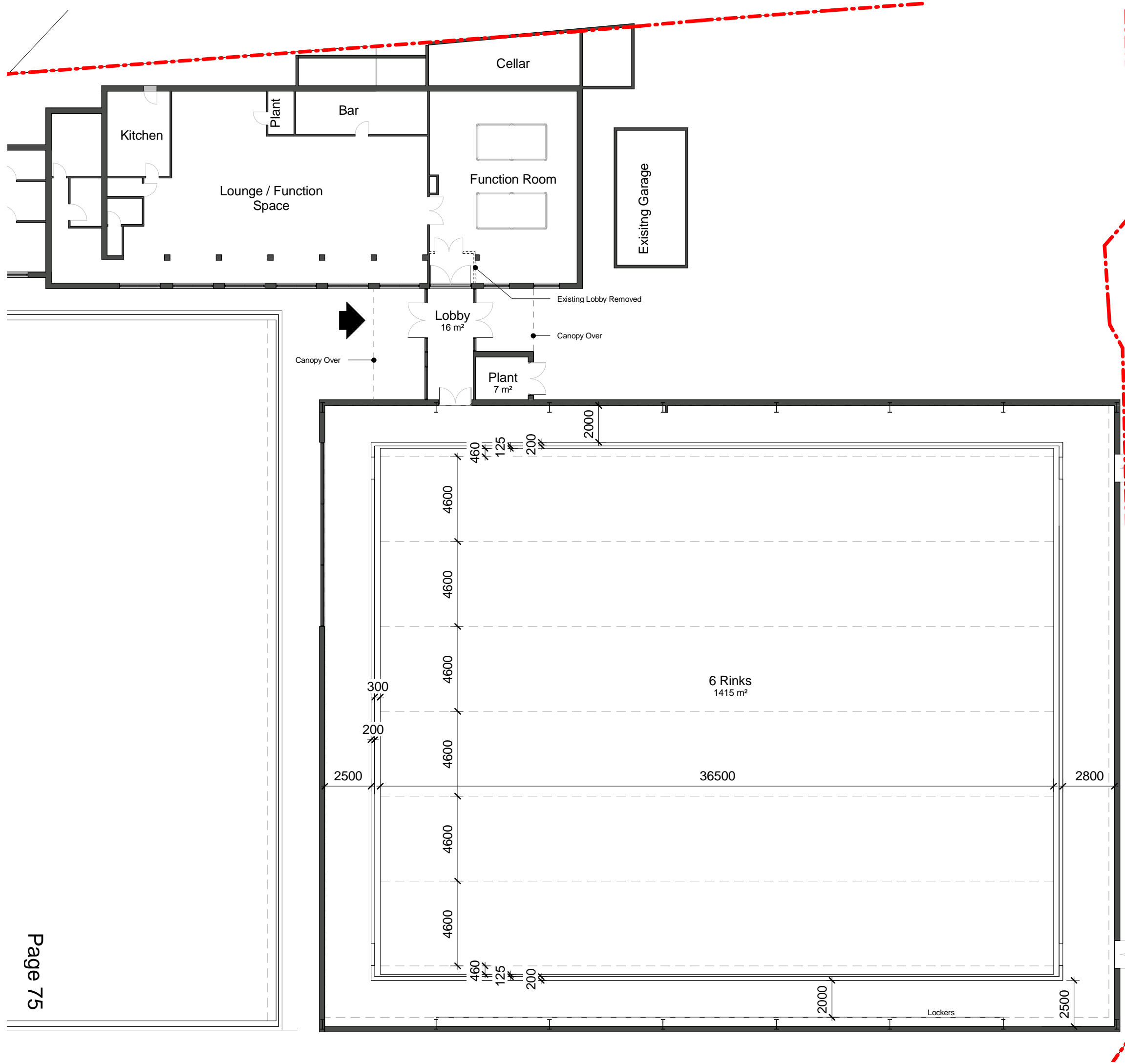
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TITLE
Proposed Floor Plan - Option 4

PROJECT NO
17005

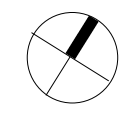
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A(GA)A0-100 OPT4

REV



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Coventry City Council

SITE ADDRESS
Avenue Bowls Club
48 Gaveston Rd
Coventry CV6 1GZ

PROJECT
Avenue Bowls Club Feasibility

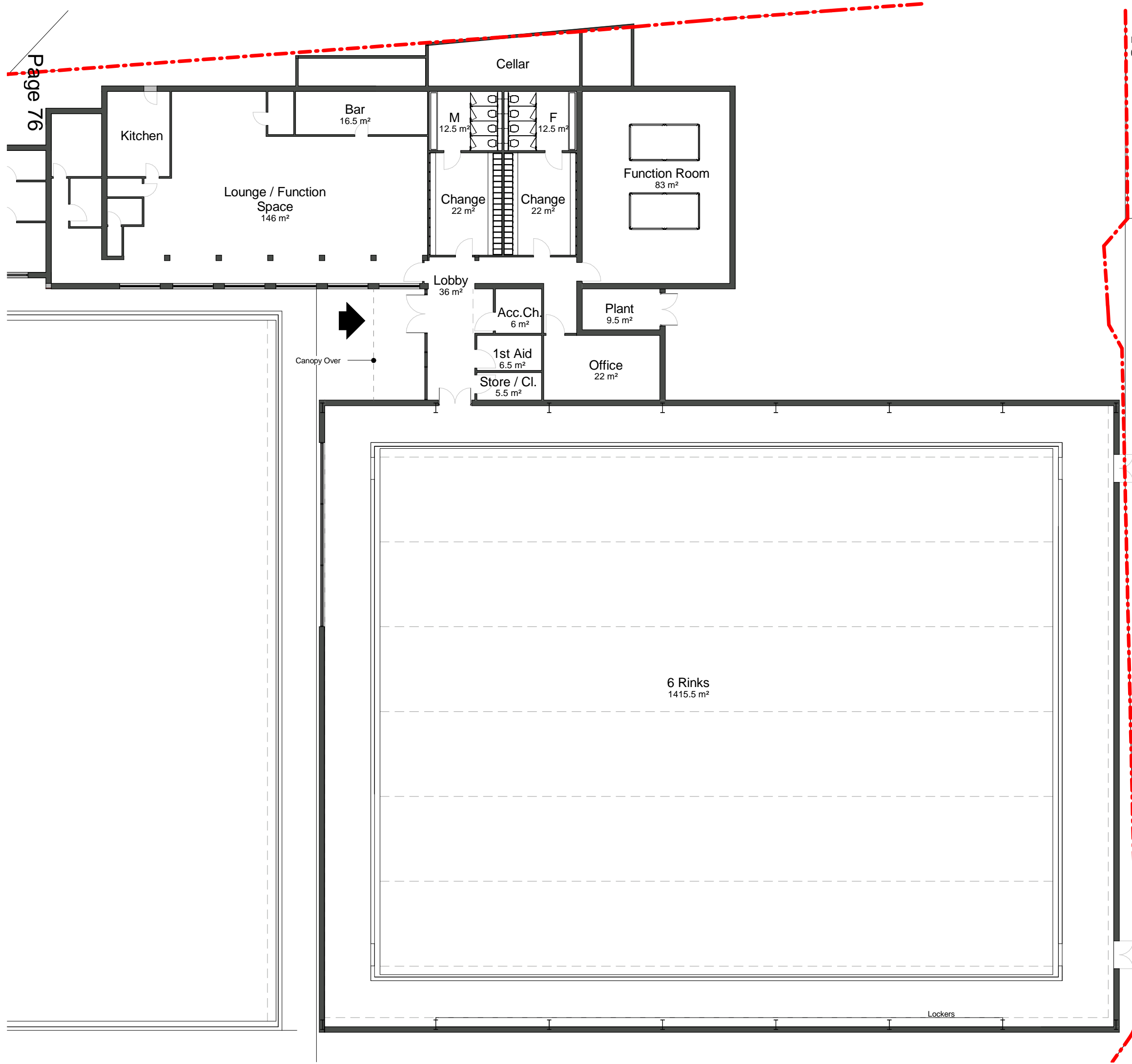
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TITLE
Proposed Floor Plan - Option 5

PROJECT NO
17005

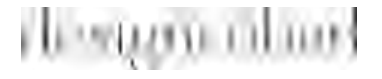
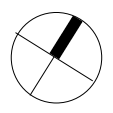
DRAWING NO
A(GA)A0-100 OPT5

REV



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+44 (0)7876 506076

PROJECT EMAIL ADDRESS
hello@desig-cubed.co.uk

CLIENT
Coventry City Council

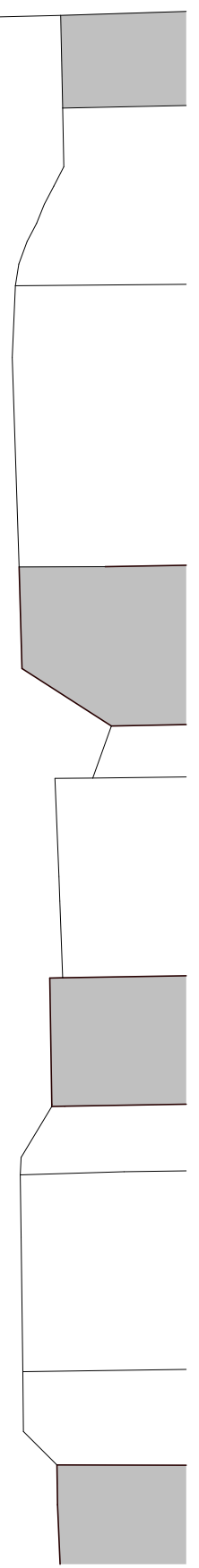
SITE ADDRESS
Avenue Bowls Club
48 Gaveston Rd
Coventry CV6 1GZ

PROJECT
Avenue Bowls Club Feasibility SCALE @ A3
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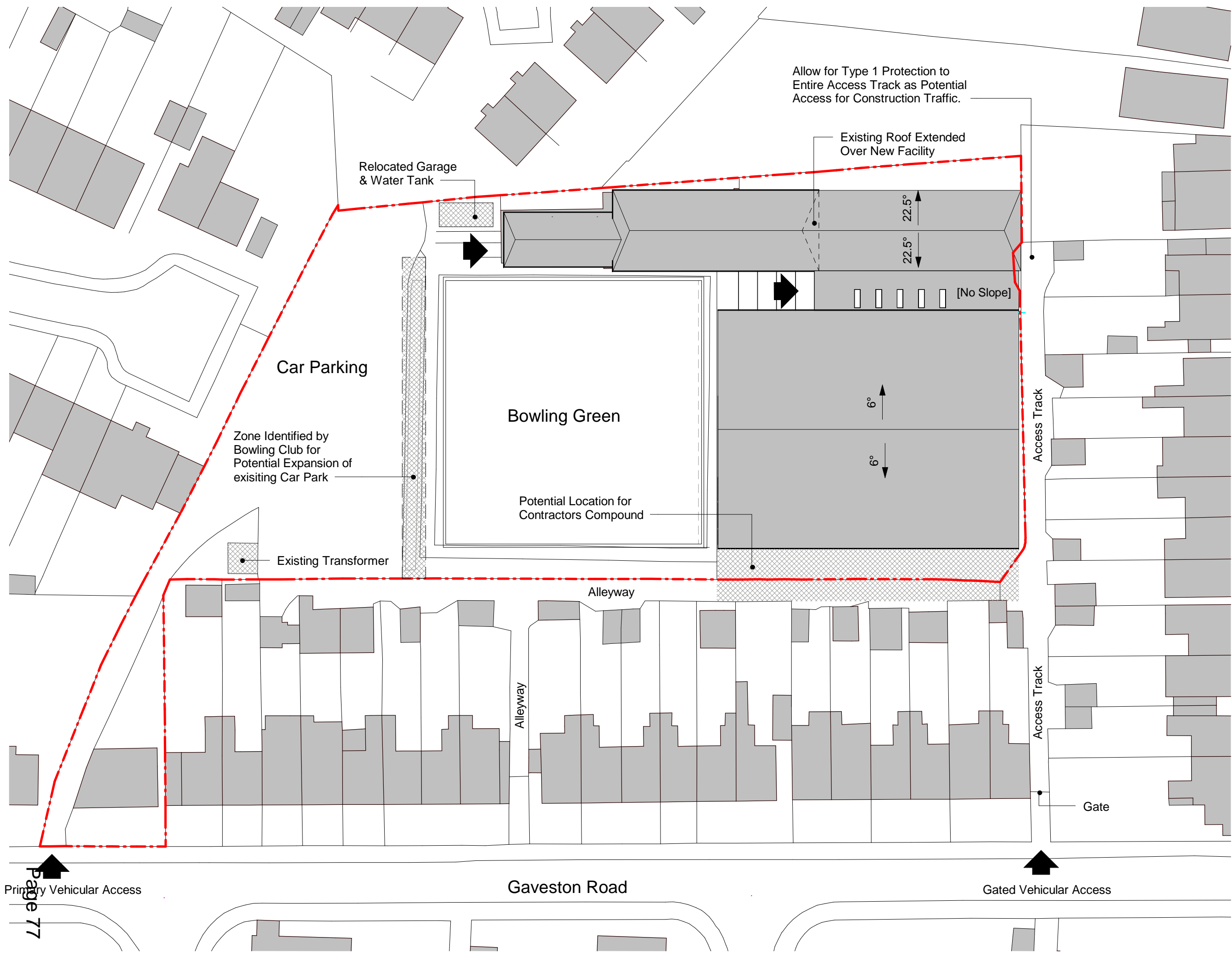
TITLE
Proposed Floor Plan - Option 6 PROJECT NO
17005

DRAWING NO
A(GA)AC-100 OPT6

REV



Lockers



Allow for Type 1 Protection to Entire Access Track as Potential Access for Construction Traffic.

Existing Roof Extended Over New Facility

Relocated Garage & Water Tank

22.5°
22.5°

[No Slope]

Car Parking

Bowling Green

Zone Identified by Bowling Club for Potential Expansion of existing Car Park

Potential Location for Contractors Compound

Existing Transformer

Alleyway

Access Track

Access Track

Gate

Gaveston Road

Gated Vehicular Access

Primary Vehicular Access

REV.	DATE	DRAWN	DESCRIPTION

KEY PLAN T: +44 (0)7887 995595



T: +44 (0)7887 995595
+44 (0)7876 506076

PROJECT EMAIL ADDRESS
hello@design-cubed.co.uk

CLIENT
Coventry City Council

SITE ADDRESS
Avenue Bowls Club
48 Gaveston Rd
Coventry CV6 1GZ

PROJECT
Avenue Bowls Club Feasibility

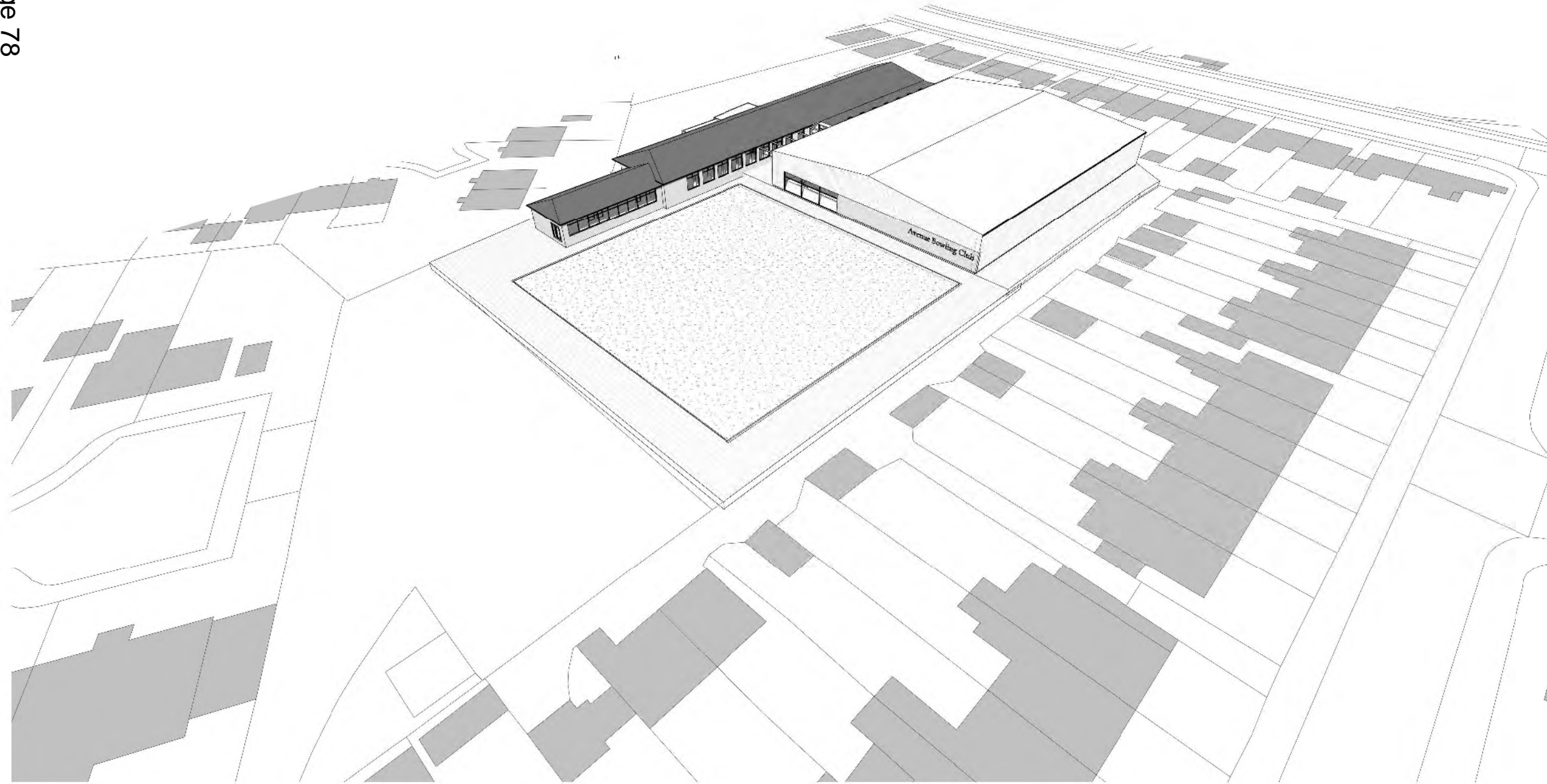
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TITLE
Indicative proposed Site
Plan based on Option 3

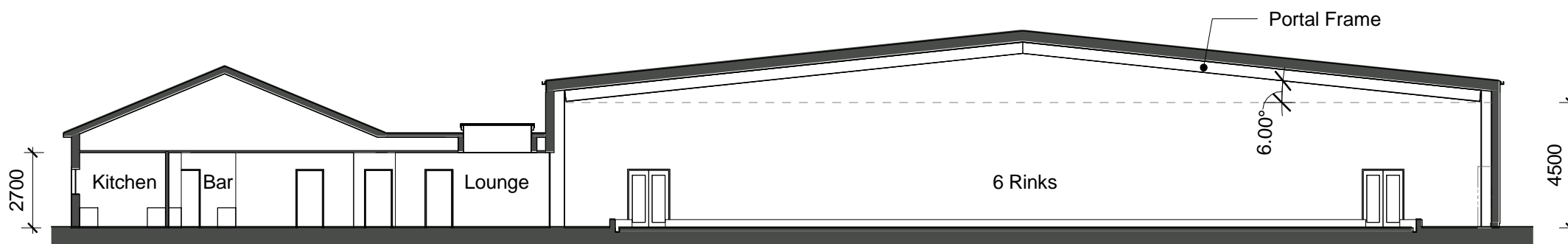
PROJECT NO
17005

DRAWING NO
A(GA)A0-003 OPT3

REV



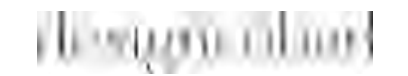
Indicative Perspective Overview based on Option 3



Indicative Section A-A based on Option 3

REV.	DATE	DRAWN	DESCRIPTION
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KEY PLAN T: +44 (0)7887 995595



T: +44 (0)7887 995595
+44 (0)7876 506076

PROJECT EMAIL ADDRESS
hello@design-cubed.co.uk

CLIENT
Coventry City Council

SITE ADDRESS
Avenue Bowls Club
48 Gaveston Rd
Coventry CV6 1GZ

PROJECT
Avenue Bowls Club Feasibility

SCALE @ A3
1 : 200

TITLE
Indicative Section A-A
based on Option 3

PROJECT NO
17005

DRAWING NO
A(GA)A0-300 OPT3

REV



REV.	DATE	DRAWN	DESCRIPTION

KEY PLAN T +44 (0)7887 995595



T: +44 (0)7887 995595
+44 (0)7876 506076

PROJECT EMAIL ADDRESS
hello@design-cubed.co.uk

CLIENT
Coventry City Council

SITE ADDRESS
Avenue Bowls Club
48 Gaveston Rd
Coventry CV6 1GZ

PROJECT
Avenue Bowls Club Feasibility

SCALE @ A3

TITLE
Indicative view from existing
green based on Option 3

PROJECT NO
17005

DRAWING NO
A(GA)A0-301 OPT3

REV

Appendix B – Mechanical and Electrical services report



Avenue Bowls Club - Coventry

Building Services Feasibility Report

Desco (design & consultancy) ltd

Azure House
2 Azure Court
Doxford International Business Park
Sunderland
SR3 3BE

Tel: 0191 522 2070
Fax: 0191 522 2071

Issue No. 01
Date: 26th April 2017
Ref: 1599-50-RPT-01

Author: N.Pallett/ D .Wright

Checked/Authorised: D. Wright

BUILDING SERVICES FEASIBILITY REPORT

SCHEDULE OF REVISIONS

Issue	Date	Changes	Authors	Checked
01	26/4/2017	N/A	NP / DW	DW

BUILDING SERVICES FEASIBILITY REPORT

CONTENTS

1.0	Introduction	1
2.0	Mechanical Services	2
3.0	Electrical Services	5

BUILDING SERVICES FEASIBILITY REPORT

1.0 INTRODUCTION

This feasibility report has been prepared by desco (design & consultancy) Ltd., on behalf of Coventry City Council to review the existing capacity and suitability of site utilities for the remodelling and possible extension of the Avenue Bowls Club, Coventry. Specifically the addition of extra bowls club accommodation, and an internal bowls hall.

BUILDING SERVICES FEASIBILITY REPORT

2.0 MECHANICAL SERVICES**Existing Gas**

A 20mm natural gas service from the main gas network enters the site within a low level brick built enclosure within the corner of the car park. An R5 gas meter is provided.



This service then runs below ground to the existing boiler house and kitchen areas in dense wrapped steel – the incoming position could not be determined.

The pipe does not enter the building in an approved manner as it is below ground for its entire length.

Existing Water

A mains water connection enters the site it is believed in the south corner of the bowling green. It runs underground into the building where it enters the kitchen feeding a sink and wash hand basin, a storage tank in the roof void, and a HWS storage cylinder. This service has been extended recently to serve external watering points and the irrigation tank.

BUILDING SERVICES FEASIBILITY REPORT



Isolation valve in kitchen area

New Gas Service

Each new option will require the gas to the site to be upgraded. The table below is an estimate of the new gas service capacities needed.

Option 1	130kW
Option 2	130kW
Option 3	110kW
Option 4	80kW
Option 5	90kW

The heating to the new building will be provided via a gas fired boiler providing both hot water and heating to options 1-3, and heating only to options 4 and 5. It is anticipated that the heating is provided to the bowling rinks via a gas fired radiant system, utilising the boiler and providing heat via wet radiant panels.

BUILDING SERVICES FEASIBILITY REPORT

Any ventilation to the bowling areas is to be provided via heat exchange fan systems, acoustically treated, but without heating elements. The kitchen areas are assumed to contain minimal food cooking facilities, these will be gas fired, which will necessitate ventilation systems to be interlocked.

New Water Services

Options 1-3 have new kitchen areas drawn. These options are feasible with the existing water supply reused providing that there is booster water storage provided. At 9m² the plantroom for these options is inadequate and would need to be increased to 12m² for all options 1-3. Should the existing building kitchen be closed down, there is no supply service capacity issues anticipated.

With options 4 and 5 no increased water usage will occur therefore no further kit is needed and the existing facilities remain.

BUILDING SERVICES FEASIBILITY REPORT

3.0 ELECTRICAL SERVICES

The building is served by a 3 phase DNO supply. The main supply meter is a standard supply meter (without a max demand indication). Further to discussions with the DNO this supply should be capable of supplying between 45 to 70 kVA.

The existing building does not have a large amount of electrical equipment installed and the estimated load of the building is 15kVA (no diversity being applied) 8kVA with diversity applied.

Based upon the indicated scheme areas and the following assumptions assumption

- Building will be heated by gas as primary fuel.
- All lighting will be provided using LED luminaires.
- Kitchen equipment will be similar to the existing (gas hob, elec oven).
- Cellar cooling as per existing unit size for new cellar.
- Max. 1No hand dryer per changing room/toilet.

The electrical load estimates for the layouts proposed, these include the existing building loads.

Option 1	31.5 kVA
Option 2	35.5 kVA
Option 3	33.5 kVA
Option 4	16.5 kVA
Option 5	19.5 kVA

The existing supply should therefore not require replacement, but the main service cut-out may have to be relocated within the building due to space constraints.

BUILDING SERVICES FEASIBILITY REPORT

Electrical Switchgear

The existing building distribution board/switchgear is not suitable to provide for the connection of any of the proposed layout options. This will have to be replaced and possibly relocated due to current space constraints.



Fire Alarms

The existing building has a single point fire alarm system. This will not be adequate for any of the proposed options and a new fire alarm systems will be required.



Intruder Alarms

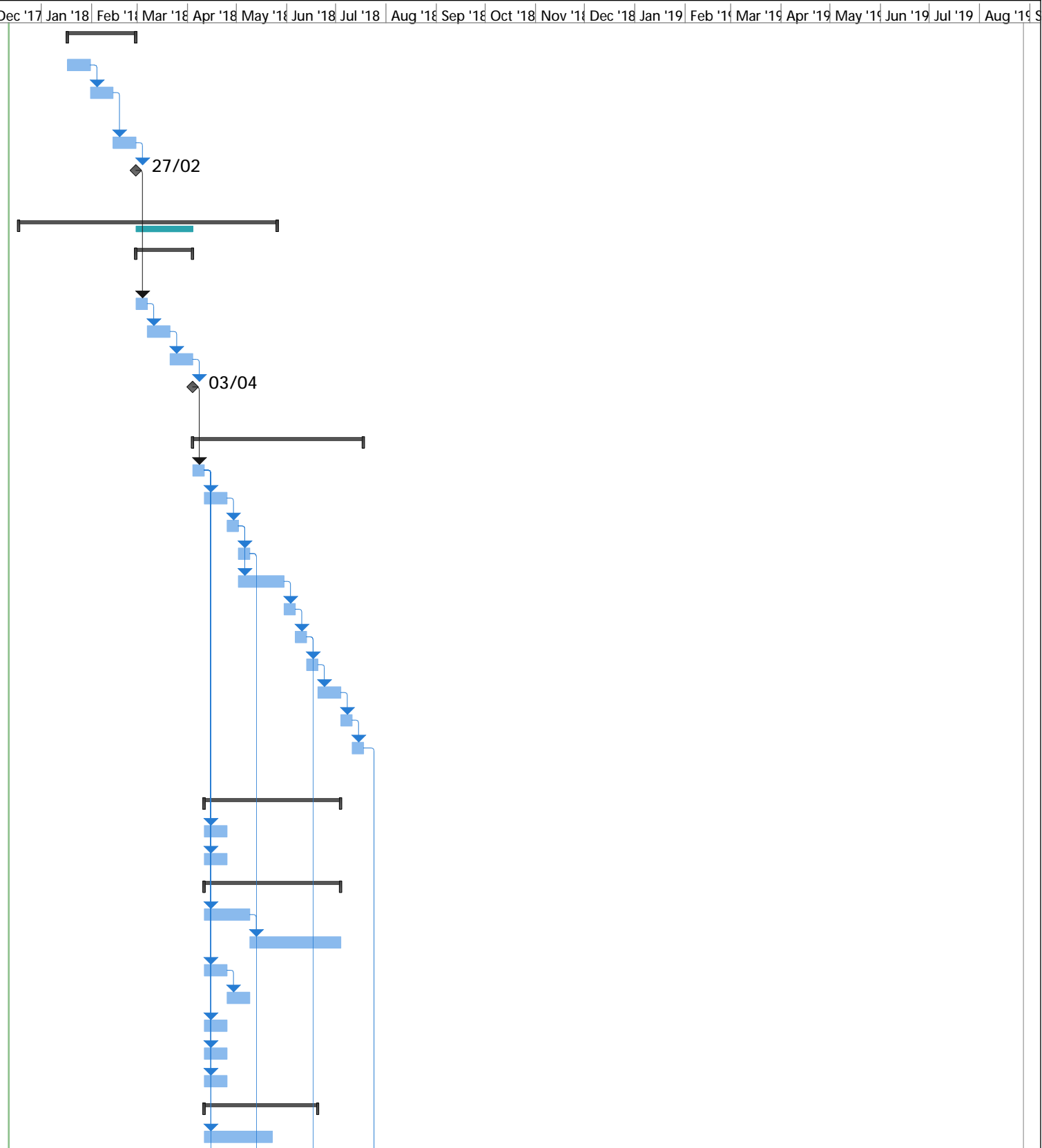
The existing system should be adequate to cover the proposed options from the existing panel.

Appendix C – Estimated timelines

Coventry Indoor Bowls - Estimated programme for delivery of a new indoor centre

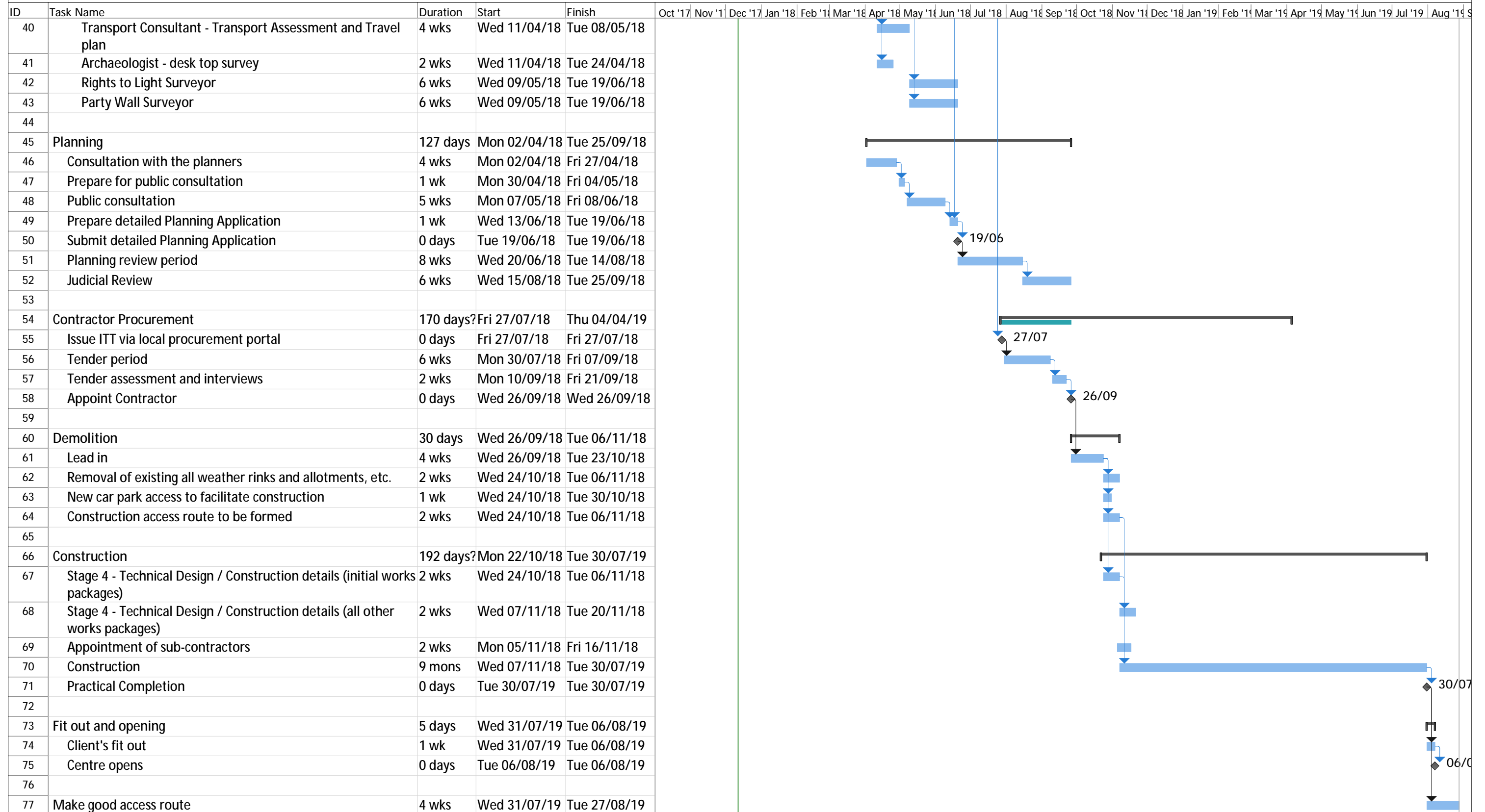


ID	Task Name	Duration	Start	Finish	Oct '17	Nov '17	Dec '17	Jan '18	Feb '18	Mar '18	Apr '18	May '18	Jun '18	Jul '18	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19	
1	PM / QS procurement	30 days	Wed 17/01/18	Tue 27/02/18																								
2	Prepare tender documentation	2 wks	Wed 17/01/18	Tue 30/01/18																								
3	Issue ITT through Bloom Procurement Services (Previously Nepro) or Council open tender process	2 wks	Wed 31/01/18	Tue 13/02/18																								
4	Assess bids and interviews	2 wks	Wed 14/02/18	Tue 27/02/18																								
5	Appoint PM /QS team	0 days	Tue 27/02/18	Tue 27/02/18																								
6																												
7	Core design discipline procurement	105 days?	Mon 18/12/17	Fri 25/05/18																								
8	Arch, Structures / Civil & M&E (inc specialist sub-consultants)	25 days?	Wed 28/02/18	Tue 03/04/18																								
9	Prepare tender documentation	1 wk	Wed 28/02/18	Tue 06/03/18																								
10	Issue ITT through Bloom or Council portal	2 wks	Wed 07/03/18	Tue 20/03/18																								
11	Tender assessment and shortlist	2 wks	Wed 21/03/18	Tue 03/04/18																								
12	Appoint core design disciplines	0 days	Tue 03/04/18	Tue 03/04/18																								
13																												
14	Design	75 days	Wed 04/04/18	Tue 17/07/18																								
15	Design Team lead in	1 wk	Wed 04/04/18	Tue 10/04/18																								
16	Stage 2 (Concept Design) - design phase	2 wks	Wed 11/04/18	Tue 24/04/18																								
17	Stage 2 - cost check and stage report	1 wk	Wed 25/04/18	Tue 01/05/18																								
18	Stage 2 - Client approval period	1 wk	Wed 02/05/18	Tue 08/05/18																								
19	Stage 3 (Developed Design) - design phase	4 wks	Wed 02/05/18	Tue 29/05/18																								
20	Stage 3 - cost check and stage report	1 wk	Wed 30/05/18	Tue 05/06/18																								
21	Stage 3 - Client approval period	1 wk	Wed 06/06/18	Tue 12/06/18																								
22	Preparation of detailed planning application	1 wk	Wed 13/06/18	Tue 19/06/18																								
23	Stage 4 (Tender) - Prepare Employer's Requirements	2 wks	Wed 20/06/18	Tue 03/07/18																								
24	Stage 4 - cost check and amendments	1 wk	Wed 04/07/18	Tue 10/07/18																								
25	Stage 4 - Client approval period	1 wk	Wed 11/07/18	Tue 17/07/18																								
26																												
27	Site surveys and specialist appointments	60 days?	Wed 11/04/18	Tue 03/07/18																								
28	Review existing available information	2 wks	Wed 11/04/18	Tue 24/04/18																								
29	Agree surveys and scopes of surveys to be completed	2 wks	Wed 11/04/18	Tue 24/04/18																								
30	Procure surveys	60 days	Wed 11/04/18	Tue 03/07/18																								
31	Phase 1 site investigation	4 wks	Wed 11/04/18	Tue 08/05/18																								
32	Phase 2 site investigation	8 wks	Wed 09/05/18	Tue 03/07/18																								
33	Topographical, GPR and measured survey	2 wks	Wed 11/04/18	Tue 24/04/18																								
34	CCTV drainage survey	2 wks	Wed 25/04/18	Tue 08/05/18																								
35	Diurnal noise assessment	2 wks	Wed 11/04/18	Tue 24/04/18																								
36	Preliminary Ecological Appraisal	2 wks	Wed 11/04/18	Tue 24/04/18																								
37	Arboricultural survey	2 wks	Wed 11/04/18	Tue 24/04/18																								
38	Specialist appointments	50 days?	Wed 11/04/18	Tue 19/06/18																								
39	Highways Engineer - S278 design	6 wks	Wed 11/04/18	Tue 22/05/18																								



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Coventry Indoor Bowls - Estimated programme for delivery of a new indoor centre



Appendix D – Cost report

COVENTRY CITY COUNCIL

PAVENUE BOWLS CLUB

NEW INDOOR BOWLS FACILITY AND CLUBHOUSE

Date: 30 November 2017

BOWLING CLUBS - Summary of Options

Cost Category	OPTIONS CONSIDERED						
	Base Scheme £	Option 1 £	Option 2 £	Option 3 £	Option 4 £	Option 5 £	Option 6 £
Demolition/Site Clearance Part demolish / adapt existing buildings							
New Indoor Bowling facility incl Clubhouse							
External Works/Drainage etc							
Extend Incoming Services							
Inflation							
Sub total							
Professional Fees - say 10%							
Client FF&E (loose furniture/equipment)							
Sub total							
Client Contingency							
Sub total							
VAT - assumed not paid or reclaimed							
TOTAL	£ 3,613,680	£ 2,661,383	£ 2,575,624	£ 2,648,100	£ 1,317,540	£ 1,731,030	£ 2,050,965

Notes:

- 1.0 Areas based upon Design Cubed drawing Nr A(GA)A0-100 Bowling Club's Option
- 2.0 Building Costs calculated on basis of BCIS rates
- 3.0 No inflation has been included
- 4.0 Professional Fees taken as stated
- 5.0 VAT excluded

COVENTRY CITY COUNCIL

AVENUE BOWLS CLUB

NEW INDOOR BOWLS FACILITY AND CLUBHOUSE

Date: 24 April 2017

BOWLING CLUBS - ORIGINAL BASE SCHEME

Cost Category	Quant	Unit	Rate	Base Scheme £
Demolition/Site Clearance Part demolish / adapt existing buildings	1	Item		
New Indoor Bowling facility incl Clubhouse	1	Item		
External Works/Drainage etc	1	itm		
Extend Incoming Services	1	itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency				
VAT - assumed not paid or reclaimed				
TOTAL				£ 3,613,680

CONSTRUCTION - ORIGINAL BASE SCHEME

Cost/m2 Build up	Quant	Unit	Rate	Total
Indoor Bowling Hall	1,500	m2		
Clubhouse; single storey	390	m2		
Clubhouse; two storey	715	m2		
Total GIFA	1,890	m2		
Abnormal Costs				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy	1	Item		
Temp works to bowling green (access)	1	Item		
Total to Option Summary				0

COVENTRY CITY COUNCIL

10 AVENUE BOWLS CLUB

NEW INDOOR BOWLS FACILITY AND CLUBHOUSE

Date: 24 April 2017

OPTION 1

Cost Category	Quant	Unit	Rate	Option 1 £
Demolition/Site Clearance Part demolish / adapt existing buildings	1	Item		
New Indoor Bowling facility incl Clubhouse	1	Item		
External Works/Drainage etc	1	itm		
Extend Incoming Services	1	itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency				
VAT - assumed not paid or reclaimed				
TOTAL				£ 2,661,383

CONSTRUCTION - OPTION 1

Cost/m2 Build up	Quant	Unit	Rate	Total
Indoor Bowling Hall	1,500	m2		
Clubhouse	510	m2		
Total GIFA	2,010	m2		
Abnormal Costs				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy	1	Item		
Temp works to bowling green (access)	1	Item		
Total to Option Summary				0

COVENTRY CITY COUNCIL

AVENUE BOWLS CLUB

NEW INDOOR BOWLS FACILITY AND CLUBHOUSE

Date: 24 April 2017

OPTION 2

Cost Category	Quant	Unit	Rate	Option 2 £
Demolition/Site Clearance Part demolish / adapt existing buildings	1	Item		
New Indoor Bowling facility incl Clubhouse	1	Item		
External Works/Drainage etc	1	itm		
Extend Incoming Services	1	itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency				
VAT - assume not paid or reclaimed				
TOTAL				£ 2,575,624

CONSTRUCTION - OPTION 2

Cost/m2 Build up	Quant	Unit	Rate	Total
Indoor Bowling Hall	1,500	m2		
Clubhouse	465	m2		
Total GIFA	1,965	m2		
Abnormal Costs				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy	1	Item		
Temp works to bowling green (access)	1	Item		
Total to Option Summary				0

COVENTRY CITY COUNCIL

100 AVENUE BOWLS CLUB

NEW INDOOR BOWLS FACILITY AND CLUBHOUSE

Date: 24 April 2017

OPTION 3

Cost Category	Quant	Unit	Rate	Option 3 £
Demolition/Site Clearance Part demolish / adapt existing buildings	1	Item		
New Indoor Bowling facility incl Clubhouse	1	Item		
External Works/Drainage etc	1	itm		
Extend Incoming Services	1	itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency				
VAT - assumed not paid or reclaimed				
TOTAL				£ 2,648,100

CONSTRUCTION - OPTION 3

Cost/m2 Build up	Quant	Unit	Rate	Total
Indoor Bowling Hall	1,500	m2		
Clubhouse	500	m2		
Total GIFA	2,000	m2		
Abnormal Costs				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy	1	Item		
Temp works to bowling green (access)	1	Item		
Total to Option Summary				0

COVENTRY CITY COUNCIL

AVENUE BOWLS CLUB

NEW INDOOR BOWLS FACILITY AND CLUBHOUSE

Date: 24 April 2017

OPTION 4

Cost Category	Quant	Unit	Rate	Option 4 £
Demolition/Site Clearance Part demolish / adapt existing buildings	1	Item		
New Indoor Bowling facility incl Clubhouse	1	Item		
External Works/Drainage etc	1	itm		
Extend Incoming Services	1	itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency				
VAT - assumed not paid or reclaimed				
TOTAL				£ 1,317,540

CONSTRUCTION - OPTION 4

Cost/m2 Build up	Quant	Unit	Rate	Total
Indoor Bowling Hall	1,026	m2		
Lobby link/Plant	23	m2		
Total GIFA	1,049	m2		
Abnormal Costs				
External walling - uplift spec	550	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy (2nr)	1	Item		
Temp works to bowling green (access)	1	Item		
Total to Option Summary				0

COVENTRY CITY COUNCIL

AVENUE BOWLS CLUB

NEW INDOOR BOWLS FACILITY AND CLUBHOUSE

Date: 24 April 2017

OPTION 5

Cost Category	Quant	Unit	Rate	Option 5 £
Demolition/Site Clearance Part demolish / adapt existing buildings	1	Item		
New Indoor Bowling facility incl Clubhouse	1	Item		
External Works/Drainage etc	1	itm		
Extend Incoming Services	1	itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency				
VAT - assumed not paid or reclaimed				
TOTAL				£ 1,731,030

CONSTRUCTION - OPTION 5

Cost/m2 Build up	Quant	Unit	Rate	Total
Indoor Bowling Hall	1,500	m2		
Lobby link/Plant	23	m2		
Total GIFA	1,523	m2		
Abnormal Costs				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy (2nr)	1	Item		
Temp works to bowling green (access)	1	Item		
Total to Option Summary				0

COVENTRY CITY COUNCIL

AVENUE BOWLS CLUB

NEW INDOOR BOWLS FACILITY AND CLUBHOUSE

Date: 24 August 2017

OPTION 6

Cost Category	Quant	Unit	Rate	Option 6 £
Demolition/Site Clearance Part demolish / adapt existing buildings	1	Item		
New Indoor Bowling facility incl Clubhouse	1	Item		
External Works/Drainage etc	1	Itm		
Extend Incoming Services	1	Itm		
Inflation				
Professional Fees - say 10%				
Client FF&E (loose furniture/equipment)				
Client Contingency				
VAT - assumed not paid or reclaimed				
TOTAL				£ 2,050,965

CONSTRUCTION - OPTION 6

Cost/m2 Build up	Quant	Unit	Rate	Total
Indoor Bowling Hall	1,500	m2		
Changing Rooms and Toilets	72	m2		
Lobby link/Plant	46	m2		
Acc Change	6	m2		
1st Aid	7	m2		
Store/Cleaner	6	m2		
Office	22	m2		
Total GIFA	1,659	m2		
Abnormal Costs				
External walling - uplift spec	600	m2		
Curtain walling - uplift spec	25	m2		
External roof canopy (2nr)	1	Item		
Temp works to bowling green (access)	1	Item		
Demolish garage/relocate water tank	1	Item		
Total to Option Summary				0



Other than as stated below, this document is confidential and prepared solely for your information. Therefore you should not, without our prior written consent, refer to or use our name or this document for any other purpose, disclose them or refer to them in any prospectus or other document, or make them available or communicate them to any other party. In any event, no other party is entitled to rely on our document for any purpose whatsoever and we accept no liability to any other party who is shown or gains access to this document.

**Coventry City Council
Equality and Consultation Analysis (ECA) Form**

In line with the principles of decision making outlined in the City Council Constitution, the Council will ensure that its decision making is open and transparent, and that due regard is given to the Council's obligations and desire to promote equality of opportunity and equal treatment.

Part 1

This part must be completed and before formal consultation is undertaken and must be available during the consultation stage.

Author of this document: Faye Cockayne

Name of Service Area/Proposal: Sports and Arts

Head of Service: David Cockroft

Date of completion: 1 November 2017

Background to the planned changes

1. What is the background to the planned changes? Why is this change being considered? *If further information is available on the different scenarios that have been considered as part of this work, provide a link to the public document which contains this information.*

In September 2014, Coventry City Council unanimously approved investment in a new city centre destination sport and leisure facility and approved a ten-year partnership Sports Strategy for the City. This was underpinned by a new Indoor Facilities Strategy, Playing Pitch Strategy and Aquatic Strategy. Coventry's Indoor Facilities Strategy highlighted the need for the Council to work with key bowls clubs and the National Governing Body to explore the feasibility of future sustainable provision for indoor bowls in the city. Approval is now sought for the development of a new six lane indoor bowls rink at the Avenue Bowls rink, Gaveston Road, Coventry, subject to planning approval. The proposed investment would re-provision the existing six lane Indoor bowls rink from Coventry Sports and Leisure Centre with the intention of significantly enabling the development and enhancement of facilities designed to support and encourage growth in a range of forms of participation in Bowls across the city within a strategic, city-wide development approach to key sports and public leisure facilities.

2. Who do you need to consider as part of this ECA? **stakeholder analysis*

Existing users

Potential users

National Governing body

Bowls club committees

Coventry City Council Equality and Consultation Analysis (ECA) Form

Pre-Consultation Engagement

This section refers to any activities that took place (such as briefings, meetings, workshops, scoping exercises etc) with stakeholders before the formal consultation period.

3. What engagement activities took place prior to formal consultation and what feedback was received in relation to equality issues?

Focussed and ongoing engagement has taken place with both the City of Coventry Indoor Bowls Club and Avenue Bowls Club from initial idea through to the feasibility work. Initial engagement was through the committees of the clubs, with presentations made at the AGMs of both clubs. Approximately 100 people were in attendance at the City of Coventry Indoor Bowls Club AGM where it was agreed to support the proposal to develop an indoor rink at the Avenue Bowls Club in Coundon. At the AGM of the Avenue Bowl Club it was unanimously agreed to support the proposal. Information about the proposal was also displayed at the city centre Sports and Leisure Centre and a nominated representative took feedback comments from members.

Analysis of Impact

In this section please ensure that you consider the three aims of the general duty as they affect **protected groups**. These groups are:

Age
Disability
Gender
Gender reassignment
Marriage/Civil Partnership
Pregnancy/Maternity
Race
Religion/Belief
Sexual Orientation

The **three aims of the general duty** require that a public authority, in the exercise of its functions, must have due regard to the need to:

1. Eliminate discrimination, harassment and victimisation
2. Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
3. Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

Note – when identifying potential impacts below, please only include impacts that may exist over and above general impacts that may affect the wider community/population. For example, a reduction in grant to Coventry Citizens Advice would affect all service users through a reduced level of first line advice being available to all

Coventry City Council Equality and Consultation Analysis (ECA) Form

– but it would affect the following groups more; age, disability, gender and race as they represent a larger proportion of the clients who use the advice service.

Age – Membership of the bowls club is predominately made up of older people. There are access and parking issues at the current location. The new location will offer good accessibility and parking.

Disability - Some of the users will have a disability. Better access and parking will benefit these users. Feedback on the design will be sought from the Disabled Access Group and the Disability and Equalities Access Panel.

Gender – There are no impacts in relational to gender.

Gender Re-assignment - There are no impacts in relational to gender reassignment

Marriage/Civil Partnership - There are no impacts in relational to marriage/civil partnership

Pregnancy/Maternity – There are no impacts in relation to pregnancy/maternity

Race – There are no impacts in relational to race

Religion/Belief - There are no impacts in relational to religion/belief

Sexual Orientation – There are no impacts in relation to sexual orientation

4. Outline below how this proposal/review could impact on protected groups positively or negatively, and what steps (if any) could be taken to reduce any negative impact that has been identified. *NB. only include realistic mitigating actions that could be delivered.*

The proposals will impact positively on groups by improving access and offering better facilities for the disabled and elderly and mothers.

5. Are there any other vulnerable groups that could be affected? i.e. deprivation, looked after children, carers.
Also include any information about the health/Marmot implications of this proposal. Contact Georgia Faherty (georgia.faherty@coventry.gov.uk or tel. 7683 1950) or Hannah Watts (hannah.watts@coventry.gov.uk or tel. 7683 3973) in Public Health for more information.

There are no other groups which could be affected.

6. What are the gaps in evidence? Can this be addressed during the consultation stage? If so, how?

Coventry City Council Equality and Consultation Analysis (ECA) Form

So far, key stakeholders have been consulted on the location only. There is a need to consult with the stakeholders, local people and disability groups when a design has been prepared.

7. What are the likely impacts of this project/review on staff from protected groups?

There is no impact on staff from protected groups.

Coventry City Council
Equality and Consultation Analysis (ECA) Form

Part 2

This section should be completed AFTER the consultation stage has been concluded.

Author of this document: Faye Cockayne

Date of completion: 1 December 2017

Post-Consultation

8. Referring to the information detailed in question 4 of Part 1 of the ECA Form, state if the consultation has confirmed the potential impacts identified that were identified. Also detail below any additional information about potential impacts that has been highlighted during the consultation.

Committees of the existing club and the Avenue Bowls club both support the relocation, as do the National Governing Body. No other equalities issues were raised.

Outcome of equality impact

9. Indicate which of the following best describes the equality impact of this project/review:

- There will be **no** equality impact if the proposed option is implemented
- There will be **positive** equality impact if the proposed option is implemented
- There will be **negative** equality impact if the proposed option is implemented but this can be objectively justified
- There will be both **positive and negative** impacts if the proposed option is implemented

Summary of ECA

Write a paragraph below which summarises the key aspects of this ECA.

NB. - This paragraph will be included in the Decision-making Report as well as the end of year ECA report Where specific objectives have been set for any protected groups around equality impact, also include this information below.

This Equality and Consultation Analysis covers the proposals for the relocation of the indoor bowls rink from Coventry Sports and Leisure Centre to the Avenue bowls club. The ECA has shown that the proposals would have a positive impact on age and disability. Feedback from

Coventry City Council Equality and Consultation Analysis (ECA) Form

key stakeholders and the National Governing Body for bowls has been supportive and no equalities concerns have been raised.

Next steps

Please send this completed ECA to the Insight Team as follows:

Wendy Ohandjanian (wendy.ohandjanian@coventry.gov.uk tel. 7683 2939)

Jaspal Mann (jaspal.mann@coventry.gov.uk tel. 7683 3112)

Version Control

Version	Date	Summary of changes (Author)
1.0.0	1.12.17	Initial release (Faye Cockayne)

Council – 16th January 2018
Agenda Item 8
Recommendation from Cabinet
9th January 2018

Coventry City Council
Minutes of the Meeting of Cabinet held at 2.00 pm on Tuesday, 9 January 2018

Present:

Members: Councillor G Duggins (Chair)
Councillor F Abbott
Councillor L Bigham
Councillor K Caan
Councillor J Innes
Councillor A Khan (Deputy Chair)
Councillor K Maton
Councillor J Mutton
Councillor J O'Boyle
Councillor E Ruane

Deputy Cabinet Members Councillor P Akhtar
Councillor B Kaur
Councillor R Lakha

Non-Voting Opposition Councillor A Andrews
Members: Councillor G Ridley

Other Members: Councillor R Brown
Councillor D Gannon
Councillor McNicholas
Councillor M Mutton
Councillor G Williams

Employees (by Directorate):

Chief Executive M Reeves (Chief Executive)

People G Quinton (Deputy Chief Executive (People)), L Gaulton,
N Hart, B Hastie, P Jennings, S Lam, K Nelson, M Salmon,
R Sugars, C Whiteley

Place M Yardley (Deputy Chief Executive (Place)), O Aremu,
D Cockroft, D Nuttall, S Wiles

Apologies: Councillor R Ali, J Clifford and C Thomas

RECOMMENDATIONS

Public Business

102. **Re-provision of Coventry's Indoor Bowls Facility**

The Cabinet considered a report of the Deputy Chief Executive (Place), that would also be considered by the Council at its meeting on 16th January 2018, on proposals for the re-provision of Coventry's Indoor Bowls Facility at The Avenue Bowls Club, Gaveston Road, Coventry.

A corresponding private report detailing confidential aspects of the proposals was also submitted to the meeting for consideration.

In September 2014, Coventry City Council unanimously approved investment in a new city centre destination sport and leisure facility and approved a ten-year partnership Sports Strategy for the City, underpinned by a new Indoor Facilities Strategy, Playing Pitch Strategy and Aquatic Strategy. Coventry's Indoor Facilities Strategy highlighted the need for the Council to work with key bowls clubs and the National Governing Body to explore the feasibility of future sustainable provision for indoor bowls in the City.

Within the initial 'Sports Investment Model', £1m was earmarked for investment in bowls re-provision. Following detailed feasibility work and further discussions, the proposed level of investment increased to £2.05m as this level of investment would enable re-provision of the existing six rink indoor bowls facilities from Coventry Sports and Leisure Centre, along with enhanced changing facilities, toilets and office accommodation at the club site, designed to encourage and support growth in participation. This work was part of a strategic, City-wide development approach to key sports and public leisure facilities.

The proposal for the development of an Indoor bowls facility at The Avenue Bowls Club, Gaveston Road, Coventry, subject to planning permission, was supported by the existing and proven, strong and sustainable Club governance, with a sustainable business plan that would deliver an on-going annual rental income back to the Council. The facility mix for the facility was for: six rink Indoor Bowls Facility; male and female changing; office accommodation; first aid room; changing places toilet; and connecting foyer. The site development plan for the proposed Bowls Club was outlined in Appendix 1 to the report.

Locating the Indoor Bowls Facility at The Avenue Bowls Club would consolidate an indoor and outdoor bowls offer on one site, as well as offering 12-month access to indoor bowls provision, which would benefit those who preferred to bowl indoor rather than outdoor during the summer season and further contributed to the sustainability of the business plan.

The proposed development would significantly enable the development and enhancement of facilities designed to support and encourage growth in a range of forms of participation in bowls across the city (e.g. Junior Leagues / Regional and National Competitions/ Casual Bowling / Health Programmes) within a strategic, city-wide development approach to key sports and public leisure facilities

The Cabinet agreed to:

- 1) Note the intention of officers to submit a planning application for the development of a new six rink indoor bowls facility at The Avenue Bowls Club, Gaveston Road, Coventry.
- 2) Recommend to the Council that it approves, in principle, the addition of £2.05m to the capital programme for 2018/2019 onwards, £0.12m of the £2.05m relating to management and design development costs as indicated in paragraph 5.1.10.2 of the report, for the development of a new indoor bowls facility at The Avenue Bowls Club, Gaveston Road, Coventry.
- 3) Delegate authority to the Deputy Chief Executive (Place) and the Director of Finance and Corporate Services (Section 151 Officer), following consultation with the Cabinet Member for Public Health and Sport and the Legal Services Manager, to undertake all necessary due diligence and to finalise the commercial terms with The Avenue Bowls Club for the grant of a building lease of the land to Coventry City Council for a term of up to 150 years to facilitate the construction of the building, which following construction would be under-leased to The Avenue Bowls Club, (or to a new company) to operate the new indoor bowls facility, subject to the agreed amount paid for the under lease, meeting the Council's obligation to achieve best value consideration pursuant to s123 of Local Government Act 1972.
- 4) Authorise the Deputy Chief Executive (Place), following consultation with the Cabinet Member for Public Health and Sport, to explore and negotiate any further benefit that could be derived from a more formalised commercial relationship with The Avenue Bowls Club.
- 5) Approve that the Council procure the design team and associated consultants as well as the contractor for the construction of the new facility.
- 6) Delegate authority to the Deputy Chief Executive (Place), following consultation with the Cabinet Member for Public Health and Sport, to agree the award of the contract following the completion of the tender process contained in Recommendation 5 above.

RESOLVED that the Council is recommended to approve the addition of £2.05m, to the capital programme for 2018/2019 onwards, £0.12m of the £2.05m relating to management and design development costs as indicated in paragraph 5.1.10.2 of the report, for the development of a new indoor bowls facility at The Avenue Bowls Club, Gaveston Road, Coventry.

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A separate report is submitted in the private part of the agenda in respect of this item, as it contains details of financial information required to be kept private in accordance with Schedule 12A of the Local Government Act 1972. The grounds for privacy are that it contains information relating to the financial and business affairs of any particular person (including the authority holding that information). The public interest in maintaining the exemption under Schedule 12A outweighs the public interest in disclosing the information.

Cabinet
Council

9 January 2018
16 January 2018

Name of Cabinet Member:

Cabinet Member for Jobs and Regeneration – Councillor J O’Boyle
Cabinet Member for Strategic Finance and Resources – Councillor J Mutton

Director Approving Submission of the report:

Deputy Chief Executive (Place)

Ward(s) affected:

All Wards

Title:

Friargate Joint Venture

Is this a key decision?

Yes - the proposal in this report will incur expenditure above the £1m threshold and it will have implications for all Wards in the City.

Executive Summary:

The Friargate masterplan was conceived by CannonCannon Kirk, the founders of Friargate LLP, who assembled the majority of the land required to regenerate the area around Coventry railway station. In 2013, the Council approved starting the Friargate Business District to regenerate the City, transform the Council and deliver savings, through the purchase of the first building on Friargate for occupation by the Council.

As part of the WMCA investment programme, £150m was identified to fund regeneration in Coventry. In January 2017 £98.8m was approved for City Centre South and it is proposed circa £51.2m is allocated to Friargate to build Number two Friargate.

This report therefore seeks approval to enter into a 50/50 joint venture partnership with Friargate LLP across the whole Friargate development to bring forward the speculative second building as quickly as possible. This report also seeks approval subject to approval of the Full Business Case to accept the grant for £51.2m from the West Midlands Combined Authority (WMCA) and use it to provide a loan to the joint venture company to construct number Two Friargate.

Recommendations:

Cabinet is recommended to:-

- 1) Approve (following the approval and the acceptance of the grant funding from the West Midlands Combined Authority) the creation of a joint venture limited liability company (LLP) between the City Council and Friargate LLP to accelerate a programme of building at Friargate,
- 2) Delegate authority to the Deputy Chief Executive (Place) and Director of Finance and Corporate Services, following consultation with the Cabinet Member for Jobs and Regeneration and Cabinet Member for Strategic Finance and Resources, to agree the final terms of the necessary agreements, provided that all the necessary due diligence in order to finalise and complete the process of entering into the joint venture contract with Friargate LLP have been carried out successfully.
- 3) Note that the LLP arrangement requires the establishment of an LLP Members Shareholders Panel with equal City Council and Friargate LLP representation, supported by a Board of Directors for officers.

Cabinet is requested to recommend that Council:

- 1) Approve that the City Council accept a grant funding of £51.2 million from the West Midlands Combined Authority and delegate to the Deputy Chief Executive (Place) and Director of Finance and Corporate Services in consultation with the Cabinet Member for Jobs and Regeneration and Cabinet Member for Strategic Finance and Resources, the authority to enter into the necessary grant funding agreement to secure the grant.
- 2) Approve (following completion of recommendation 1 above) the capital investment, in the sum as highlighted in the private version of this report, funded from corporate capital resources, to purchase a 50% equity stake in all of the land within the Friargate Masterplan and to delegate authority to the Deputy Chief Executive (Place) and Director of Finance and Corporate Services, following consultation with the Cabinet Member for Jobs and Regeneration and Cabinet Member for Strategic Finance and Resources to enter into the Shareholder agreement, on the basis that the Council will see a commercial return on this investment over the medium term.
- 3) Approve a loan, in the sum as highlighted in the private version of this report to Friargate LLP on commercial market terms to enable them to complete the necessary actions required to effect the release of charges over the land within the Friargate Masterplan.
- 4) Approve the creation of a budget for £0.5m per annum for the first three years (total commitment of £1.5 million), funded from capital receipts, to match Friargate's contribution to fund the LLP, promote the scheme to investors and secure development.
- 5) Approve that £51.2million is added to the Council's capital programme, all funded from the West Midlands Combined Authority grant.
- 6) Approve the Council representation on these boards be agreed by the Deputy Chief Executive (Place) and Director of Finance and Corporate Services, following consultation with the Cabinet Member for Jobs and Regeneration and Cabinet Member for Strategic Finance and Resources, once the format of these boards is established as part of the final terms of the agreement; and that the Council representation on the LLP Members Shareholders Panel will be from members of the Cabinet;

Council is recommended to:

- 1) Approve that the City Council accept a grant funding of £51.2 million from the West Midlands Combined Authority and delegate to the Executive Director (Place) and Director of Finance and Corporate Services in consultation with the Cabinet Member for Jobs and Regeneration and Cabinet Member for Strategic Finance and Resources, the authority to enter into the necessary grant funding agreement to secure the grant.
- 2) Approve (following completion of recommendation 1 above) the capital investment to purchase a 50% equity stake in all of the land within the Friargate Masterplan and to delegate authority to the Deputy Chief Executive (Place) and Director of Finance and Corporate Services, following consultation with the Cabinet Member for Jobs and Regeneration and Cabinet Member for Strategic Finance and Resources to enter into the Shareholder agreement, on the basis that the Council will see a commercial return on this investment over the medium term
- 3) Approve a loan to Friargate LLP on commercial market terms to enable them to complete the necessary actions to effect the release of charges over the land within the Friargate Masterplan.
- 4) Approve the creation of a budget for £0.5m per annum to fund development costs for the first three years (total commitment of £1.5 million), funded from capital receipts, to match Friargate's contribution to fund the LLP, promote the scheme to investors and secure development
- 5) Approve that £51.2million is added to the Council's capital programme, all funded from the West Midlands Combined Authority grant.
- 6) Approve the Council representation on these boards be agreed by the Deputy Chief Executive (Place) and Director of Finance and Corporate Services, following consultation with the Cabinet Member for Jobs and Regeneration and Cabinet Member for Strategic Finance and Resources, once the format of these boards is established as part of the final terms of the agreement; and that the Council representation on the LLP Members Shareholders Panel will be from members of the Cabinet;

List of Appendices included:

Appendix 1 - Friargate Masterplan
Appendix 2 - Friargate Phase One Plan

Background papers:

None

Other useful documents

Report to Cabinet 18 June 2013 and Council 25 June 2013 – Starting the Friargate Business District to Regenerate the City, Transform the Council and Deliver Savings
<http://internaldemocraticservices.coventry.gov.uk/documents/s11466/Starting%20the%20Friargate%20Business%20District%20to%20Regenerate%20the%20City%20Transform%20the%20Council%20and%20Deliver%20S.pdf>

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?

In accordance with the West Midlands Combined Authority governance process, a Full Business Case was completed and considered by the following panels prior to the award of funding:

- 1 November 2017 – Technical Appraisal Panel
- 4 December 2017 – Investment Advisory Group
- 19 December 2017 – Leadership Board
- 29 January 2018 – Investment Board
- 9 February 2018 – WMCA Board

Will this report go to Council?

Yes – 16th January 2018

Report title: Friargate Joint Venture

1. Context (or background)

- 1.1** The Friargate masterplan was conceived by CannonCannon Kirk, the founders of Friargate LLP, who assembled the majority of the land required to regenerate the area around Coventry railway station.
- 1.2** The ability of Friargate to find funding has diminished as the banking crisis has seen other major lenders restrict lending to speculative development schemes. This factor means that speculative development will not come forward unless it can be funded by an alternative method. Traditional funding will only be given if substantial pre-lets are found for each building before it is commenced.
- 1.3** As part of the WMCA investment programme, £150m was identified to fund regeneration in Coventry. In January 2017 £98.8m was approved for City Centre South and it is proposed circa £51.2m is allocated to Friargate.
- 1.4** For the investment to have the maximum impact, it should not just be limited to building the next building of the scheme, but should endeavour to ensure that the investment would lead to the building of the next five buildings in the Friargate scheme (Phase one).
- 1.5** To maximise the positive impact of the grant it is intended to use the income from the new building (Two Friargate) to secure a loan to build the third building and then to repeat this with up to three further buildings phase one (see Appendix 2).
- 1.6** This report therefore sets out the reasoning for entering into a joint venture partnership with the developer to bring forward the speculative second building as quickly as possible, subject to approval of the Full Business Case by the West Midlands Combined Authority (WMCA) and use the income to construct further buildings on phase one of the development.
- 1.7** The joint venture proposed would cover the entire Friargate scheme and would give the Council a 50% share in the LLP company that would own and develop the scheme.

2. Options considered and recommended proposal

2.1 Option 1 – Do Nothing

- 2.1.1** If the Council do not enter into a joint venture, it is unlikely that the grant funding necessary to kick start the development of the second building could be secured by the developer alone as it relies on the devolution deal monies promised to Coventry as well as a reciprocal assurance that there will be a programme of construction to deliver phase one.
- 2.1.2** Under this option the benefits of Friargate Masterplan including business rates growth, employment opportunities and private investment are delayed indefinitely.
- 2.1.3** Further details are contained in the private element of this report.

2.2 Option 2 – Attract Private Investment

- 2.2.1 Private investment to bring forward further buildings is dependent on securing lettings to new tenants in advance of the funder committing to invest. Further, these tenants will need to provide extremely good covenant strength, giving the lender assurance of financial stability.
- 2.2.2 Without a guaranteed tenant, the private market is extremely unlikely to invest in new buildings unless the Council offers some sort of financial guarantee.

2.3 Income Strip

- 2.3.1 The most commonly offered guarantee is the “Income Strip”. This is where the Council would enter into a 40 year finance lease with the funder. The rent would be subject to annual increases linked to inflation. This method of funding would produce a speculative building but would lead to the Council taking all of the risk of letting the building to tenants. It would also leave the Council with the risk that the rent it paid to the funder would almost inevitably become higher than the rent it received from the tenants it let to.
- 2.3.2 The Income Strip method of funding also produces only one building as the value is in the Council’s covenant to pay rent for the 40 year term and the Council cannot therefore exit its obligations.

2.4 Guaranteed Future Value

- 2.4.1 The next most likely method of private funding, in the absence of a tenant, is to set a minimum guaranteed future value. This has been used by other Local Authorities In this method the Council provides a minimum future guaranteed purchase price for the property constructed, which includes an amount for developer manager profit. Once the development is completed, the developer has a set amount of time to let the building or is able to demand the Council buy the building at the set price.
- 2.4.2 The advantage is that the developer can secure private sector funding that was not previously available.
- 2.4.3 The disadvantages are that the Council could be required to purchase a largely vacant building with insufficient rental income to cover its purchase price. This risk of the building remaining vacant in this scenario sits entirely with the Council, reducing the incentive for Friargate to find a tenant. Furthermore, this method delivers one building with no further commitment to develop more.
- 2.4.4 For these reasons private finance has been discounted as an option.

2.5 Option 3 – Public Intervention utilising the grant from the West Midlands Combined Authority and forming a Joint Venture partnership to develop Friargate (Recommended)

- 2.5.1 Following the £98.8 million investment in City Centre South, this option utilises the remaining £51.2 million of the £150 million identified for Coventry in the Devolution Deal with the West Midlands Combined Authority.

- 2.5.2 Under this option, it is proposed that the Council would form a 50/50 joint venture with the developer, Friargate, to bring forward the entire Friargate Masterplan. This option would require a separate investment from the Council to purchase a 50% equity stake in all of the land assets, on the basis it would see a return on that investment in future years. In addition to this, the Council would need to provide a loan to Friargate at market terms to secure the final release of their assets from any charges.
- 2.5.3 The Council and Friargate would create a new independent company with a 50/50 share in the estate that would share the returns and the risks from the overall Friargate development. The joint venture company would oversee the construction, secure tenants, and market the scheme. In short, it would take on the role of developer.
- 2.5.4 The Council would draw down grant from the Combined Authority and use it to provide the Joint Venture Company with the loan finance build the second building at Friargate. Once the building was completed and fully let, the rental income would be used to provide the collateral for the Council to provide further loan finance to the Joint Venture Company for the construction of the third building. It is anticipated that this finance would be provided at a market rate. Any additional loan finance would be secured on the JV's asset the loan had been used to build.
- 2.5.5 This process would be repeated until the five buildings in phase one were complete.
- 2.5.6 Under this approach, a new building would not be commenced until the previous building was fully let. Furthermore, this option allows the Joint Venture Partners the option to sell the completed investments and derive a capital gain. At present this process, if successful, would allow the second building at Friargate to commence in 2018 with further buildings delivered on a rolling programme.
- 2.5.7 The advantages are that this speculative nature of development allows greater flexibility to achieve lettings as it is no longer necessary to attract a major tenant before the construction of the building and smaller tenants that require possibly only a floor or a couple of floors can be accommodated.
- 2.5.8 This option also provides the advantage that it will develop a rolling programme of buildings, which although currently limited to phase one, could be extended in the future. This rolling programme is likely to be attractive to tenants that are concerned that they will not be alone on the site.
- 2.5.9 The disadvantage to this model are that it requires both initial capital investment and development costs. However, this is against providing a rolling programme of development in which the risk is mitigated as each of the construction of each building is only commenced when the previous building is fully rented and provides collateral for a new loan.
- 2.5.10 At present a Full Business Case has been made to the West Midlands Combined Authority for the £51.2 million against this option and having passed the Technical Advisory Panel is due to be presented to the Investment Advisory Group in December and finally to the Board of the West Midlands Combined Authority in February.

- 2.5.11 Independent economic analysis prepared for the bid to the WMCA, indicates that there is an estimated £19.13 of economic benefit generated for every pound invested on the preferred option. These benefits include the wider economic impact of the project, and demonstrate the value for money to the public purse. The development of the additional office space will generate more temporary and permanent jobs in the area boosting GVA and will also result in higher footfall in the area boosting economic activity. The additional office blocks will also generate additional business rates and rental income.
- 2.5.12 It is proposed that the LLP will be governed by an LLP Member's Shareholder Panel made up of equal representation from Council members and Friargate LLP members. In parallel to this will be a Board of Directors made up of three Council officers and three Friargate LLP directors. The Council officers appointed to the Board of Directors would have close links to the Council's Management Team as well as the Council's cabinet.
- 2.5.13 This is the recommended option.

3. Results of consultation undertaken

- 3.1 Public consultation has been undertaken on the Friargate Masterplan and building two as part of the planning process. Outline approval for the Friargate masterplan was granted in 27 July 2011. The second building in Friargate (C10) was granted detailed permission in 22 June 2016. Both the masterplan and the subsequent detailed applications have facilitated public consultation and all future buildings will follow this lead.
- 3.2 The grant monies allocated to both the City Centre South and the Friargate development were part of the devolution deal, which was subject to public consultation.
- 3.3 No consultation has been undertaken on setting up the Joint Venture Company because it is not appropriate to consult on a commercial deal due to reasons of confidentiality.

4. Timetable for implementing this decision

- 4.1 The key milestones in the timetable for implementing this decision are as follows:-

WMCA Grant agreement timeline

- 1 November 2017 – Technical Appraisal Panel
- 4 December 2017 – Investment Advisory Group
- 19 December 2017 – Leadership Board
- 29 January 2018 – Investment Board
- 9 February 2018 – WMCA Board

Indicative development delivery timeline

- March 2018 – Establishment of the Joint Venture Company
- April – December 2018 – procurement and commence building of Two Friargate
- 2020 – completion of Two Friargate

5. Governance Arrangements

- 5.1 The company must legally appoint directors. The directors of the company must ensure that the company does everything it is obliged to do by law and that any decisions they make are in the best interests of the company. It is proposed that the Directors set out in recommendation 3 be appointed.

- 5.2 A requirement of the appointment of Directors appointed by the Council will be that they are required to step down from the company upon them leaving the Council's service for any reason, unless their continued appointment is specifically agreed by the Council.
- 5.3 Model Articles of Association that set out the regulations governing the running of the company's affairs will be utilised.
- 5.4 It is noted that further consideration will need to be given to decision making procedures, financial and operational performance requirements and reporting and parameters within which the company operates. These key factors will be included within the articles of association.
- 5.5 As further details of the project are finalised, including greater clarity over the financial and legal structures which underpin the project, officers will seek further formal approvals when they are necessary in accordance with normal constitutional requirements.

6. Comments from Director of Finance and Corporate Services

6.1 Financial implications

The report seeks approval to agree terms with the West Midlands Combined Authority (WMCA) to accept £51.2m grant funding for the purpose of investing in a joint venture (JV) with Friargate LLP to establish a vehicle which will bring forward a programme of building at Friargate.

6.1.1 The second building - Two Friargate

The next building in phase one is number Two Friargate and is planned to be funded from the remaining WMCA grant of £51.2m. It is proposed that this would be made available from the Council to the Joint Venture in order to facilitate the construction of Two Friargate.

6.1.2 Business rate benefit

Should phase one complete as anticipated, this will generate a significant uplift in business rates of c£5.8m per annum. All business rates generated from phase one are new rates and the uplift would be shared equally between CCC and WMCA as agreed in the Devolution deal.

- 6.1.3 Further financial implication details in relation to the capital investments by the Council, any loan arrangement with Friargate LLP and the project development costs are set out in the private element of this report.

6.2 Legal implications

- 6.2.1 The Council has various powers to set up a company in order to trade for a profit. The Localism Act 2011 provides powers for local authorities to do anything that individuals may generally do. Where the Council uses the General Power of Competence to do something for a commercial purpose, section 4 of the Localism Act 2011 requires that the Council must do so through a company (which has a wider definition than for the purposes of section 95 Local Government Act 2003). This power also allows the Council to set up and enter into a Joint Venture Company for a commercial purpose

- 6.2.2 The Council's rights and obligations under the proposed joint venture shall be contained in a Joint Venture Shareholders' Agreement. This agreement will cover, amongst other things:
- 6.2.2.1 The establishment of the joint venture vehicle and how each party will contribute resources to it;
 - 6.2.2.2 The rights of each party to appoint directors to the board;
 - 6.2.2.3 Any restrictions placed on the parties (i.e. not separately competing for business that should be run through the JV);
 - 6.2.2.4 The content and process for agreeing annual business plans;
 - 6.2.2.5 The dividend policy, setting out how and in what circumstances profits should be distributed to each JV partner;
 - 6.2.2.6 The process for dealing with a deadlock situation where neither party can agree a course of action;
 - 6.2.2.7 Terminating and unwinding the arrangement.
 - 6.2.2.8 The board of directors will have responsibility to run the business of the JV on a day-to-day basis. Certain decisions (being those of greater importance) will be reserved to the shareholders (the so-called 'reserved matters'). Reserved matters would include agreeing the business plan for each year, altering the rights attached the shares in the company, changing the company name and entering into contracts or employing anyone over a pre-agreed financial limit. Other reserve matters can be added to this list to ensure the Council retains control over certain, key issues.
- 6.2.3 The appointed directors to the newly-incorporated LLP Company will be under statutory duties imposed by the Companies Act 2006.
- 6.2.4 Conflicts of interest can frequently occur in the context of a joint venture when directors have to balance the interests of the shareholder organisation that appointed them with the need to exercise independent judgment and promote the success of the company. The JV articles will include detailed provisions on how the shareholders will be able to permit the directors from still acting notwithstanding any actual or potential conflict they may face.
- 6.2.5 Any loans granted to the company by the Council should be provided on commercial rates so as to avoid any potential State Aid challenges.

7. Other implications

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

The scheme presents a significant opportunity to act as an interface between the existing city centre projects and also to act as a catalyst for other private sector investment creating jobs and boosting investment.

The scheme will also contribute to achievement of the Coventry Plan by delivering new jobs, and providing a positive impact on the local economy.

7.2 How is risk being managed?

7.2.1 The key risks associated with the project have been assessed with mitigating actions put in place where required. These risks include:

- Securing occupiers at right rental levels – there is a risk that rental levels will not be attractive to the range of high quality occupiers not presently in Coventry that are most suitable for the area.
- The joint venture partner becomes insolvent and ceases trading - if Friargate LLP were to cease trading, the Council would be solely responsible for the redevelopment. This could affect the timescales involved as well as the future viability of the site.
- Negative impact on other schemes - given its location, between the railway station and rest of the city centre, there is a risk that if the Friargate scheme is not developed it will have a negative impact on the success of other city centre schemes.
- Section 5 of the report describes the proposed governance structure for robust decision making within the new company.

7.3 What is the impact on the organisation?

None

7.4 Equalities / EIA

This project is not expected to have any negative equalities impacts. When the joint venture LLP company is established, CCC will place requirements upon the new company to ensure that appropriate equalities impact assessment work takes place as it begins to undertake its stated objectives.

7.5 Implications for (or impact on) the environment

The development of Friargate will deliver office accommodation, reflecting modern day standards and building regulations. The use of new materials will eliminate energy loss from the fabric of the buildings and promote energy efficiency, resulting in a reduction in carbon emissions and utility costs for occupiers.

All buildings constructed as part of the Friargate scheme will have the benefit of connecting to the Heatline network allowing all future tenants to connect to the renewable energy source.

7.6 Implications for partner organisations?

As a new partner organisation, the WMCA has played a key role in the funding arrangements for the scheme and, as part funder, will remain a key stakeholder.

Friargate LLP, as a current landholder and a future Joint Venture partner will be a major stakeholder in the scheme. The Joint Venture will enable Friargate to ensure that there is no remaining charge over the land within the scheme, enabling development of the site.

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

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 Director of City Centre and Major Projects Development

Directorate:

Place

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Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
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Lisa West	Project Manager	Place	08/11/17	30/11/17
Aimee Proctor	Programme Manager - Finance	People	08/11/17	30/11/17
Oluremi Aremu	Major Projects Lead Lawyer, Legal Services	Place	08/11/17	30/11/17
Names of approvers for submission: (Officers and Members)				
Phil Helm	Finance Manager	Place	23/11/17	30/11/17
Julie Newman	Legal Services Manager, Legal Services	Place	29/11/17	30/11/17
Martin Yardley	Deputy Chief Executive (Place)	Place	29/11/17	07/12/17
Councillor J O'Boyle	Cabinet Member for Jobs and Regeneration	-	08/12/17	12/12/17
Councillor J Mutton	Cabinet Member for Strategic Finance and Resources	-	08/12/17	09/12/17

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Friargate Masterplan



Friargate Phase One Plan



Council – 16th January 2018
Agenda Item 9
Recommendation from Cabinet
9th January 2018

Coventry City Council
Minutes of the Meeting of Cabinet held at 2.00 pm on Tuesday, 9 January 2018

Present:

Members: Councillor G Duggins (Chair)
Councillor F Abbott
Councillor L Bigham
Councillor K Caan
Councillor J Innes
Councillor A Khan (Deputy Chair)
Councillor K Maton
Councillor J Mutton
Councillor J O'Boyle
Councillor E Ruane

Deputy Cabinet Members Councillor P Akhtar
Councillor B Kaur
Councillor R Lakha

Non-Voting Opposition Councillor A Andrews
Members: Councillor G Ridley

Other Members: Councillor R Brown
Councillor D Gannon
Councillor McNicholas
Councillor M Mutton
Councillor G Williams

Employees (by Directorate):

Chief Executive M Reeves (Chief Executive)

People G Quinton (Deputy Chief Executive (People)), L Gaulton,
N Hart, B Hastie, P Jennings, S Lam, K Nelson, M Salmon,
R Sugars, C Whiteley

Place M Yardley (Deputy Chief Executive (Place)), O Aremu,
D Cockroft, D Nuttall, S Wiles

Apologies: Councillor R Ali, J Clifford and C Thomas

RECOMMENDATIONS

Public Business

103. Friargate Joint Venture

The Cabinet considered a report of the Deputy Chief Executive (Place), that would also be considered by the Council at its meeting on 16th January 2018, on proposals for the City Council to enter into a joint venture partnership with Friargate LLP.

A corresponding private report detailing confidential aspects of the proposals was also submitted to the meeting for consideration.

The Friargate masterplan was conceived by CannonCannon Kirk, the founders of Friargate LLP, who assembled the majority of the land required to regenerate the area around Coventry Railway Station. In 2013, the Council approved starting the Friargate Business District to regenerate the City, transform the Council and deliver savings, through the purchase of the first building on Friargate for occupation by the City Council (Cabinet minute 13/13 and Council minute 30/13 referred).

As part of the West Midlands Combined Authority investment programme, £150m was identified to fund regeneration in Coventry. In January 2017 £98.8m was approved for City Centre South and it was proposed circa £51.2m was allocated to Friargate to build Number two Friargate. (Cabinet minute 104/17 and Council minute 102/17 referred).

Approval was sought to enter into a 50/50 joint venture partnership with Friargate LLP across the whole Friargate development to bring forward the speculative second building as quickly as possible. Approval was also sought, subject to approval of the Full Business Case, to accept the grant for £51.2m from the West Midlands Combined Authority (WMCA) and use it to provide a loan to the joint venture company to construct number Two Friargate.

The Cabinet agreed to:

- 1) Approve (following the approval and the acceptance of the grant funding from the West Midland Combined Authority) the creation of a joint venture limited liability company (LLP) between the City Council and Friargate LLP to accelerate a programme of building at Friargate,
- 2) Delegate authority to the Deputy Chief Executive (Place) and Director of Finance and Corporate Services, following consultation with the Cabinet Member for Jobs and Regeneration and the Cabinet Member for Strategic Finance and Resources, to agree the final terms of the necessary agreements, provided that all the necessary due diligence in order to finalise and complete the process of entering into the joint venture contract with Friargate LLP have been carried out successfully.

- 3) Note that the LLP arrangement requires the establishment of an LLP Members Shareholders Panel with equal City Council and Friargate LLP representation, supported by a Board of Directors for officers.

RESOLVED that the Council is recommended to:

- 1) **Approve that the City Council accept a grant funding of £51.2 million from the West Midlands Combined Authority and delegate to the Executive Director (Place) and Director of Finance and Corporate Services in consultation with the Cabinet Member for Jobs and Regeneration and the Cabinet Member for Strategic Finance and Resources, the authority to enter into the necessary grant funding agreement to secure the grant.**
- 2) **Approve (following completion of recommendation 1 above) the capital investment to purchase a 50% equity stake in all of the land within the Friargate Masterplan and to delegate authority to the Deputy Chief Executive (Place) and the Director of Finance and Corporate Services, following consultation with the Cabinet Member for Jobs and Regeneration and the Cabinet Member for Strategic Finance and Resources to enter into the Shareholder agreement, on the basis that the Council will see a commercial return on this investment over the medium term.**
- 3) **Approve a loan to Friargate LLP on commercial market terms to enable them to complete the necessary actions to effect the release of charges over the land within the Friargate Masterplan.**
- 4) **Approve the creation of a budget for £0.5m per annum to fund development costs for the first three years (total commitment of £1.5 million), funded from capital receipts, to match Friargate's contribution to fund the LLP, promote the scheme to investors and secure development.**
- 5) **Approve that £51.2million is added to the Council's capital programme, all funded from the West Midlands Combined Authority grant.**
- 6) **Approve the Council representation on these boards be agreed by the Deputy Chief Executive (Place) and Director of Finance and Corporate Services, following consultation with the Cabinet Member for Jobs and Regeneration and the Cabinet Member for Strategic Finance and Resources, once the format of these boards is established as part of the final terms of the agreement; and that the Council representation on the LLP Members Shareholders Panel will be from members of the Cabinet.**

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Council Meeting

16 January 2018

Booklet 1

Written Questions

1.	<p>QUESTION SUBMITTED BY: Councillor Williams</p> <p>TO BE ANSWERED BY: Councillor Duggins, Leader of the Council and Cabinet Member for Policy and Leadership</p>
<p>TEXT OF QUESTION:</p> <p>“Would the Leader of the Council provide me with the total number of complaints that have been made to Coventry City Council between 1st January 2017 and 31st December 2017?”</p>	

2.	<p>QUESTION SUBMITTED BY: Councillor Williams</p> <p>TO BE ANSWERED BY: Councillor Innes, Cabinet Member for City Services</p>
<p>TEXT OF QUESTION:</p> <p>“Would the Cabinet Member confirm how many Saturdays and Mondays have had to be used to catch up on missed bin collections, since 1st September 2017 to 8th January 2018?”</p>	

Council Meeting

16 January 2018

Booklet 1

Written Answers

1.

QUESTION SUBMITTED BY: Councillor Williams

TO BE ANSWERED BY: Councillor Duggins, Leader of the Council and Cabinet Member for Policy and Leadership

TEXT OF QUESTION:

“Would the Leader of the Council provide me with the total number of complaints that have been made to Coventry City Council between 1st January 2017 and 31st December 2017?”

ANSWER:

The number of complaints from January to December 2017 were as follows:

- **68** adult social care complaints*;
- **164** children social care complaints**; and
- **3,839** corporate complaints***

= 4,071 complaints in the 2017 calendar year.

Footnotes:

* statutory adult social care complaints under the Local Authority Social Services and National Health Service Complaints (England) Regulations 2009, as recorded by the People Directorate Complaints Officer

** statutory children’s complaints under the Children Act 1989, Children (Leaving Care) Act 2000, Adoption and Children Act 2002, and Health and Social Care (Community Health Standards) Act 2003, as recorded by the People Directorate Complaints Officer

*** the Council’s corporate complaints process under the complaints policy (www.coventry.gov.uk/complaints/) in relation to non-social care complaints, as recorded on the Coventry Microsoft Dynamics system (all complaints with a date between 1 January 2017 and 31 December 2017, excluding

excluding "CLYP - Social Care Children", "CLYP Non Social Care" and "Social Care Adults" function areas)

2.

QUESTION SUBMITTED BY: Councillor Williams

TO BE ANSWERED BY: Councillor Innes, Cabinet Member for City Services

TEXT OF QUESTION:

“Would the Cabinet Member confirm how many Saturdays and Mondays have had to be used to catch up on missed bin collections, since 1st September 2017 to 8th January 2018?”

ANSWER:

Since 1st September we have worked on 4 Saturdays and 1 Monday to catch up on missed bins

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