



Cabinet Member for Jobs and Regeneration

Time and Date

2.00 pm on Wednesday, 3rd October, 2018

Place

Committee Room 3, Council House, Coventry

Public Business

1. **Apologies**
2. **Declaration of Interests**
3. **Minutes** (Pages 3 - 6)
 - (a) To agree the minutes of the Cabinet Member for Jobs and Regeneration held on 7 March, 2018
 - (b) Matters Arising
4. **Exclusion of the Press and Public**

To consider whether to exclude the press and public for the items of private business for the reasons shown in the report.
5. **Release of Restrictive Covenant Regarding Land at Gulson Road, Coventry** (Pages 7 - 14)

Report of the Deputy Chief Executive, Place
6. **Outstanding Issues**

There are no outstanding issues.
7. **Any other items of public business which the Cabinet Member decides to take as matters of urgency because of the special circumstances involved.**
 - (a) Authority for Attendance at Conference (Pages 15 - 18)

To consider the attendance of the Lord Mayor, Councillor J Blundell, and 5 officers on a China Economic Engagement Visit to Shanghai, Jinan, Guangzhou, Nanjing and Beijing from 13 to 20 October, 2018.

Private Business

8. **Release of Restrictive Covenant Regarding Land at Gulson Road, Coventry** (Pages 19 - 26)

Report of the Deputy Chief Executive, Place

(Listing Officer: J Grant Tele: 02476 833674)

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

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

Tuesday, 25 September 2018

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

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

By invitation Councillor G Crookes, Shadow Cabinet Member

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

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

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

Coventry City Council
Minutes of the Meeting of Cabinet Member for Jobs and Regeneration held at 2.00
pm on Wednesday, 7 March 2018

Present:

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

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

Councillor G Duggins, Leader of the Council

Employees (by Directorate):

Place: S Bennett, R Moon, J Redfern and J Sprayson

People: N Patterson

Public Business

33. Declaration of Interests

There were no declarations of interest.

34. Minutes

The minutes of the meeting held on 10 January, 2018 were agreed and signed as a true record.

There were no matters arising.

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

The Cabinet Member for Jobs and Regeneration considered a report of the Deputy Chief Executive (Place) which indicated that the Seva Education Trust ("the Trust") moved to Link House in September, 2015. The Trust now wishes to expand and are looking to occupy and use 1 Eden Road near to Link House. In order to permit the use of Eden Road as a school, the Trust require the Council, acting as landlord and freehold owner, to agree to consent to a change of use under the terms of the original lease.

The Trust intend to use Class K permitted development rights to secure the necessary planning consent to permit 1 Eden Road to be used for educational purposes. Permitted development rights give the Council as Local Planning Authority limited grounds to resist the change of use. The Trust also wish to take a co-terminus lease from the Council over land at the rear of the building to be used as a school playing field in association with 1 Eden Road.

In considering this report, the Cabinet Member expressed concern that the school had been able to operate without appropriate outdoor play facilities, which was detrimental to the children at the school.

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

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

36. Youth Services Property

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

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

The report detailed proposals for the seven City Council properties that have been impacted upon by the decision to cease universal youth work provision being agreed and implemented.

The Cabinet Member commended all of the work done by Youth Services over many years in the City. He also requested that, in relation to Jardine Young People Centre, he be provided with information relating to the allocation of equipment from that Centre.

37. **Outstanding Issues**

There were no outstanding issues.

38. **Any Other Items of Public Business**

There were no items of urgent public business.

(Meeting closed at 2.30 pm)

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Public report

Cabinet Member

Paragraph 3
Schedule 12A of the Local Government Act 1972

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

3rd October 2018

Name of Cabinet Member:

Cabinet Member Jobs and Regeneration – Councillor J O’Boyle

Director Approving Submission of the report:

Deputy Chief Executive Place

Ward(s) affected:

St Michaels

Title:

Release of Restrictive Covenant regarding land at Gulson Road, Coventry

Is this a key decision?

No

Executive Summary:

The Council previously sold 0.34 acres of land in 2015 at Gulson Road for the use of car parking in association with the Elliot’s Car accessories retail unit. A restrictive covenant was agreed between the parties that restricted the purchaser and any future successors in title on the following basis:-

“not to erect or build or permit to be built or erected any temporary or permanent structure on the property and use of the Land for car parking and general amenity use only”

The landowner Rainer Developments is proposing a comprehensive redevelopment of the site including the land that was previously sold. A resolution to grant Planning Permission was agreed for the site (pending the applicant signing the S106 agreement) and has proposed a residential apartment block for 30 units on former Council land within the larger site of which 167 apartments and a retail/café unit are planned. However the block of 30 units cannot be developed without the release of the restrictive covenant.

Following lengthy negotiations, a value has been agreed for the release of the restrictive covenant. Due to the close proximity of the site to Coventry University and the potential for student housing, a further restrictive covenant will be placed limiting the site to private residential only excluding all types of student accommodation.

Recommendations:

Cabinet Member for Jobs and Regeneration is requested to:-

- (1) Approve the release of the restrictive covenant to Rainer Developments at the agreed value.
- (2) Delegate authority to the Director of Property Management & Property Services following consultation with the Cabinet Member for Jobs and Regeneration for any subsequent variation in terms.
- (3) Delegate authority to Legal Services Manager to execute all the necessary documentation for the Deed of Release

List of Appendices included:

Site Plans – Land at Gulson Road

Background papers:

None

Other useful papers:

Planning application FUL/2018/1300 -

<http://planning.coventry.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=796260>

Has it been or will it be considered by Scrutiny?

No

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

No

Will this report go to Council?

No

1. Context (or background)

- 1.1 The land at Gulson Road comprises approximately 0.34 acres and is shown edged red on the attached plan ("the Land"). The Land was sold in 2015 so that it could be incorporated into the adjoining Elliot's carpark site for additional car parking in association with the retail unit.
- 1.2 Due to the future development potential of the Land being incorporated into the wider adjoining site, it was agreed between the parties at the time of the sale to restrict the use of the Land to the following:-
- "not to erect or build or permit to be built or erected any temporary or permanent structure on the property" and
- " use of the Land for that of car parking and general amenity use only"
- 1.3 In accordance with the restrictive covenants the Land is currently used for car parking and Rainier Developments have obtained planning permission for the development of 167 private residential units on the former Elliot's site (reference FUL/2018/1300) which includes the construction of 30units upon the Land which is subject to the restrictive covenant.
- 1.4 Rainier Developments can only develop the apartment block of 30units providing the restrictive covenant has been released. Following lengthy negotiations a value has been agreed for the release and this has been approved by the Council's Valuation Panel as representing Best Value under Section 123 of the Local Government Act 1972.
- 1.5 The release of the Restrictive Covenant will allow the whole site to be developed for much needed private residential units in the St Michaels ward. Due to the proximity of the land to Coventry University and the potential for additional student housing in the St Michaels ward, to ensure that any development on the Land remains for only private residential units, a further restrictive covenant has been agreed with Rainier Developments to limit the development of the site to private residential and not any form of student accommodation. For avoidance of doubt the restriction applies to the former Council owned land only.

2. Options considered and recommended proposal

Agree to the release of the restrictive covenant

- 2.1 The Land is currently used for car parking and the release of the restrictive covenant will allow the development of an additional 30 private residential units as part of the scheme for sale on brownfield land thus supporting corporate objectives.
- 2.2 Rainier Developments have agreed to pay for the release and the windfall receipt will support Corporate objectives.
- 2.3 **Not to proceed** – If approval is not forthcoming, the Council will lose the opportunity to support housing growth for the City. In addition there would be the loss of a possible capital receipt to support ongoing corporate objectives.

- 2.4 It is therefore recommended that the Council approves the release of the Restrictive Covenant in consideration of the payment.

3. Results of consultation undertaken

- 3.1 The report concerns the release of the restrictive covenant so no consultation would be required however the planning application for the redevelopment of site would have been subject to consultation via the planning process and adjoining occupiers/neighbours/stakeholders would have had the opportunity to make representations.

4. Timetable for implementing this decision

- 4.1 Providing Cabinet Member approval is given, Legal Services will complete the Deed of Release and the consideration for the release will be paid to the Council.

5. Comments from the Director of Finance and Corporate Services

- 5.1 Financial implications
The value for the release of the restrictive covenant to the Council will contribute to the Council's Corporate resources.

- 5.2 Legal implications
The Council is under an obligation to obtain best consideration for land and property disposal transactions in accordance with the requirements set out in Section 123 of the Local Government Act 1972.

The consideration has been approved by the Council's Valuation Panel as representing best consideration under Section 123 of the Local Government Act 1972 and therefore this requirement has been satisfied.

Officers within the Place Directorate (Legal Services) will prepare and complete the necessary documentation in respect of the release of the restrictive covenant for the land at Gulson Road and ensure that the agreed consideration is collected.

6. Other implications

Any other specific implications

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

The release of the restrictive covenant on former Council owned land will allow the development of housing on brownfield land.

The net capital receipt will contribute towards corporate resources in future financial years.

6.2 How is risk being managed?

The risks have been identified earlier in the report

6.3 What is the impact on the organisation?

Officer time in the Place Directorate will be allocated for the preparation and completion of the Deed of Release for the restrictive covenant

6.4 Equalities / EIA

Not applicable as the proposal is for the release of a restrictive covenant

6.5 Implications for (or impact on) the environment

The subsequent impact on the environment by the release of the restrictive covenant through the redevelopment of a brownfield site for housing will be in accordance with the Councils planning policies for sustainable development.

6.6 Implications for partner organisations?

There are no partner implications

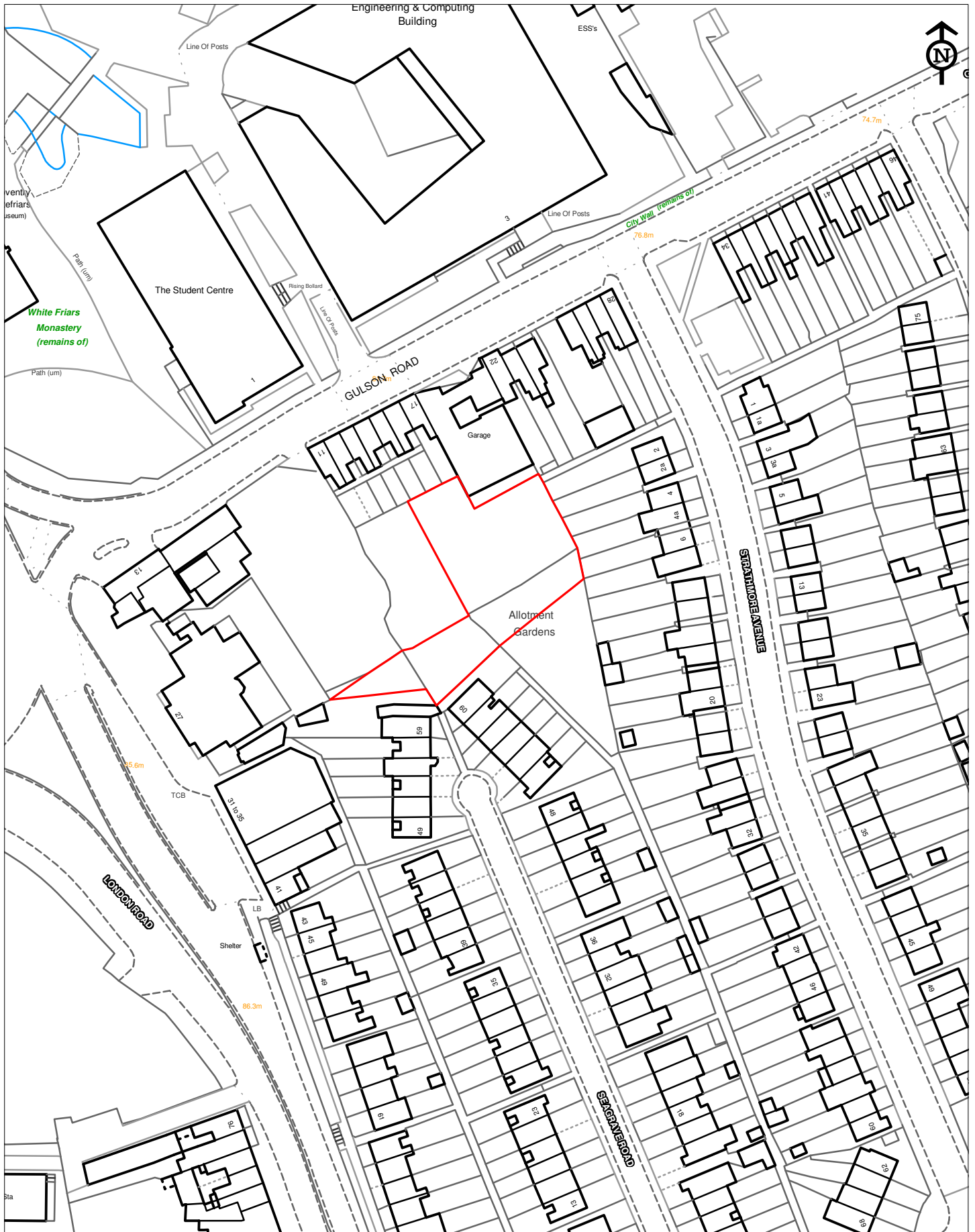
Report author(s):**Name and job title: James Grant, Principle Surveyor****Directorate: Place****Tel and email contact: 024 7683 3674**

Enquiries should be directed to the above person.

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Richard Moon	Director of Project Management & Property Services,	Place Directorate	23.8.18	4.9.18
Lara Knight	Governance Services Co-ordinator	Place Directorate	23.8.18	23.8.18
Other members				
Names of approvers for submission: (officers and members)				
Finance: Helen Williamson	Lead Accountant	Finance & legal	17.8.18	20.8.18
Legal: Julie Sprayson	Property Lawyer	Finance & legal	17.8.18	20.8.18
Director: Martin Yardley	Deputy Chief Executive (Place)	Place Directorate		Delegated to Richard Moon
Members: Councillor O'Boyle	Cabinet Member for Jobs & Regeneration		3.9.18	3.9.18

This report is published on the council's website:

www.coventry.gov.uk/meetings



PLACE DIRECTORATE
PROJECT MANAGEMENT & PROPERTY SERVICES
FLOOR 10, ONE FRIARGATE
STATION SQUARE
COVENTRY CV1 2GN
TEL:024 7683 3054



Land at Gulson Road Release of Restrictive Covenants

Scale :1.1250
O.S. Ref. No:3478 NW

Drawn by:LPL
LPR: 111 - 2018

Date:27/07/2018

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CONFERENCES/SEMINARS
AUTHORITY FOR ATTENDANCE

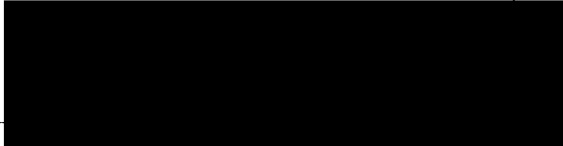
THIS FORM TO BE USED FOR COUNCILLORS (FOR ATTENDANCE BOTH IN AND OUTSIDE THE U.K.) AND FOR EMPLOYEES (OUTSIDE THE U.K. ONLY OR, IF ACCOMPANYING A COUNCILLOR, INSIDE THE UK)

1. Title of Conference	China Economic Engagement Visit	
2. Organising Body	Coventry City Council (CCC)	
3. Location	Shanghai, Jinan, Guangzhou, Nanjing, Beijing	
4. Date(s)	13 th October 2018 – 20 th October 2018	
5. Councillor(s) recommended to attend	Cllr. John Blundell – Lord Mayor	
6. Employee(s) recommended to attend	Martin Yardley – Deputy Chief Executive (Place) David Cockroft – Director of City Centre & Major Projects Development Andy Williams – Head of Economic Development John Norton – Investment & International Trade Manager Ben Yorke – Business Development Officer	
7. Cost per person, including travel, etc (Note: If total cost is less than £100, formal Cabinet/Cabinet Member approval is not required)	Accommodation	£980
	Travel	£1,700
	Total per person(A)	£2,680 (5x = £13,400)
	CIAPE exhibiting costs	£3,974
	CBBC support costs	£6,000
	Visit support costs	£1,750
	Subsistence	£1,500
	Translators	£700
	Insurance	£150
	Visa	£1,500
	Coventry University Contribution	-£10,000
	CW Growth Hub Contribution	-£2,000
	Sub-total expense (B)	£3,574

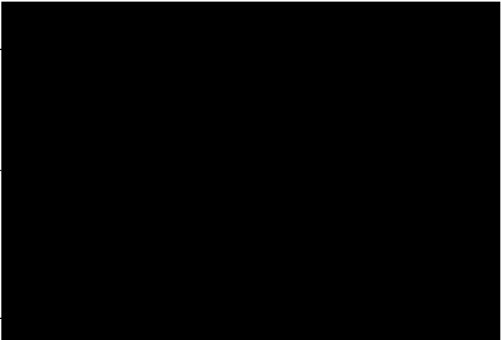
September 2018

	<table border="1"> <tr> <td data-bbox="820 275 1161 353">Total cost(A+B)</td><td data-bbox="1161 275 1412 353">£16,974.00*</td></tr> </table> <p>*Martin Yardley costs to be covered by CW Growth Hub and as a result is not included in the total figure.</p>	Total cost(A+B)	£16,974.00*
Total cost(A+B)	£16,974.00*		
8. Is participation at this event as part of a group	YES – the visit will be part of a delegation led by Coventry City Council including Coventry University (CU), China Britain Business Council (CBBC) and Coventry & Warwickshire Growth Hub.		
9. If so, how many people IN TOTAL will be attending the event as part of that group	Approx. 10		
10. Is there anyone travelling with the Member, officer or group in relation to whom any of the costs of travel, accommodation or any other expense will be paid for by a Member or officer. If "YES" please state number.	Yes – Mrs Lindsey Blundell – Lady Mayoress of Coventry		
11. Source of Funding (Cost Code)	10952/10660		
12. What are the reasons for attendance and what benefits to the City Council are expected from attendance	<p>1.1 China is a key international market.</p> <p>1.2 CCC's International Engagement Plan has identified China as a key region for establishing strategic international trade and investment opportunities.</p> <p>1.3 New trade links will need to be established with Brexit on the horizon.</p> <p>1.4 Working in conjunction with CBBC business delegation will meet with key decision makers and potential investors.</p> <p>1.5 The visit will include attendance at the China International Auto Products Expo where contacts will be established with Chinese companies looking to establish trade links with UK companies, as well as active promotion of Coventry as a place to invest.</p> <p>1.6 A visit to Geely (owners of LEVC & Lotus) HQ in Hangzhou to discuss ongoing and further investment in to Coventry and sign formal agreement alongside Coventry University.</p> <p>1.7 A visit to China Red Sun Group</p>		

September 2018

	<p>(investors in to CAD CAM Automotive) to continue ongoing dialogue around further investment.</p> <p>1.8 A visit to Guangzhou Automotive to discuss potential UK expansion/investment.</p> <p>1.9 A visit to Shanghai Auto City to discuss potential collaboration between Coventry and this growing automotive centre of excellence.</p> <p>1.10 A visit to EV100 HQ to continue discussion around investment in to Coventry & Warwickshire as part of establishing a UK presence.</p> <p>1.11 Formally recognise 35th anniversary of twinning with Jinan through a short visit and explore further economic opportunities with the city.</p> <p>1.12 The visit will help to strengthen our cultural and economic relationship with China.</p> <p>Completed By/Signed:</p> <p>Date: </p>
<p>13. Is this conference part of an overall project involving further visits in the future?</p>	<p>YES*</p> <p>*We're currently exploring potential funding options through Coventry University to support a three-year programme including visits of this type.</p>
<p>14. Recommendation of Cabinet Member/ Cabinet/Chair of any other City Council Committee</p> <p>(a) Are you satisfied that there is a genuine reason for attendance and genuine benefit for the Council?</p>	<p>YES/NO</p> <p>YES/NO</p>
<p>(b) Will Councillor attendance affect the decision-making processes of the Council?</p> <p>(c) Is attendance recommended?</p>	<p>YES/NO</p> <p>YES/NO</p> <p>Signed:</p> <p>Date:</p>

September 2018

15. Cabinet Member's recommendation	YES/NO Signed: Date:	
16. Leader's recommendation	YES/NO Signed: Date:	
17. Person responsible for booking conference following approval of attendance	Name: Ben Yorke Department: Economic Development Service Telephone No: 4003	

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

FOR RESOURCES DIRECTORATE'S USE ONLY

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

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

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

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