



Cabinet Member for Jobs and Regeneration

Time and Date

1.00 pm on Wednesday, 3rd June, 2020

Place

This meeting will be held remotely. The meeting can be viewed live by pasting this link into browser: <https://youtu.be/bm8eV6jh4pw> <https://youtu.be/bm8eV6jh4pw>

1. **Apologies**

2. **Declaration of Interests**

3. **Minutes** (Pages 3 - 6)

(a) To agree the minutes of the Cabinet Member for Jobs and Regeneration meeting held on 4th March 2020

(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. **St Mary's Guildhall Capital Project** (Pages 7 - 34)

Report of the Director of Business Investment & Culture

6. **Land Disposal at Parkside, Paradise Street and Re-provision of Newgate Court Industrial Estate** (Pages 35 - 44)

Report of the Director of Property Management and Property Services

7. **Outstanding Issues**

There are no outstanding issues.

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

Private Business

9. **Land Disposal at Parkside, Paradise Street and Re-provision of Newgate Court Industrial Estate** (Pages 45 - 56)

Report of the Director of Property Management and Property Services

(Listing Officer: Azim Walimia Telephone: 024 7697 2104)

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

Julie Newman, Director of Law and Governance, Council House Coventry

Tuesday, 26 May 2020

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

Membership: Councillors P Male (Shadow Cabinet Member), J O'Boyle (Cabinet Member) and D Welsh (Deputy Cabinet Member)

By invitation: Councillors R Bailey and T Khan

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, 4 March 2020

Present: Councillor J O'Boyle (Cabinet Member)

Members:

Councillor P Male (Shadow Cabinet Member)

Other Members:

Councillor R Brown (Chair of the Scrutiny Co-ordination Committee for items considered in Minutes 22 and 25 below)

Employees (by Directorate):

Place:

P Beasley, S Bennett, A Hunt, E Kirby,

Apologies:

Councillor D Welsh

Public Business

19. Declaration of Interests

There were no disclosable pecuniary interests.

20. Minutes

The Minutes of the meeting held on 11 December, 2019 were agreed and signed as a true record.

There were no matters arising.

21. Exclusion of the Press and Public

RESOLVED that approval be given to exclude the press and public under Section 100(A) 4 of the Local Government Act 1972 for the consideration of the private matter referred to in Minute 25 below relating to "8-12 Ironmonger Row, 17-21 Cross Cheaping Coventry – 250 Year Lease" on the grounds that that item involves the likely disclosure of exempt information, as defined in Paragraph 3 of Schedule 12 A of that Act as it contains information relating to the financial and business affairs of an organisation and the amount of expenditure incurred.

22. 8-12 Ironmonger Row, 17-21 Cross Cheaping Coventry - 250 Year Lease

The Cabinet Member for Jobs and Regeneration considered a report of the Deputy Chief Executive (Place) which indicated that the regeneration of the City Centre continues to be a key priority of the Council. An area specifically recognised as requiring investment and regeneration and the reintroduction of residential living is the area of the City around Burges, Ironmonger Row, Cross Cheaping, Hales Street and Palmer Lane.

One key scheme involves the Council, in conjunction with Historic England, supporting Historic Coventry Trust's investment and regeneration of several buildings in Burges and Hales Street as well as the opening up the river Sherbourne in Palmer Lane. As a result of these works a further opportunity has arisen with the Council being approached by EDG Property Ltd who wish to invest in the area and create new compact but sought after one bedroom, residential flats on the corner of Cross Cheaping and Ironmonger Row.

EDG Property Ltd have an established track record of success in areas of Coventry City Centre that require considerable investment at risk having delivered transformational change with their innovate conversion of the former Co-operative store in Corporation Street, setting a new benchmark for city centre living in Coventry.

The report sought approval to the grant of a new 250 year lease over the property known as 8-12 Ironmonger Row, 17-21 Cross Cheaping. This would enable EDG Property Ltd to invest circa £5m in the scheme to retain and enhance the ground floor retail units and facilitate the conversion of the current vacant upper floor offices into small residential flats. In addition, and subject to planning, this scheme enables the construction of two further floors of residential accommodation on top creating forty two, one bed, self contained, residential flats for private sale. This would result in a fundamental change in appearance of this building.

Following long term discussions with EDG Property Ltd, the total costs of the scheme are preventing the development unless there is some intervention from the Council. To enable this important development, the Council is being asked to forego a ground rent or capital premium for the granting of the new lease. The report detailed the social and economic benefits of promoting the scheme.

A corresponding private report detailing confidential financial matters was also submitted for consideration (Minute 25 below refers).

Pursuant to the City Council's Constitution, Councillor R Brown, the Chair of Scrutiny Co-ordination Committee attended the meeting for the consideration of this matter (and for the matter considered in Minute 25 below) and agreed the need for urgency such that call-in arrangements would not apply. The reason for urgency being that there is a contractual deadline which the developer needs to meet which would be breached if the matter is subject to call in. This could put the scheme at risk of not happening.

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

- 1) Grants a new 250 year lease, at the sum identified in the corresponding private report, to EDG Property Ltd in order to facilitate the proposed development which includes residential, retail and leisure uses on land known as 8-12 Ironmonger Row, 17-21 Cross Cheaping and shown on the plan attached to Appendix 1 of the report.**
- 2) Delegates authority to the Deputy Chief Executive (Place) following consultation with the Director of Finance and Corporate Services and the City Solicitor to negotiate and finalise the terms of the**

grant of the new lease, to undertake the necessary due diligence and complete all necessary legal documentation to facilitate the completion of the transaction.

- 3) Delegates authority to the Deputy Chief Executive (Place) following consultation with the Cabinet Members for Jobs and Regeneration and Cabinet Member for Strategic Finance and Resources for any subsequent variation in terms.**

23. Outstanding Issues

There were no outstanding issues.

24. Any Other Items of Urgent Public Business

There were no other items of urgent public business.

Private Business

25. 8-12 Ironmonger Row, 17-21 Cross Cheaping, Coventry - 250 Year Lease

Further to Minute 22 above, the Cabinet Member for Jobs and Regeneration considered a report of the Deputy Chief Executive (Place) which detailed confidential financial matters in relation to a 250 year lease for 8-12 Ironmonger Row, 17-21 Cross Cheaping, Coventry.

Pursuant to the City Council's Constitution, Councillor R Brown, the Chair of Scrutiny Co-ordination Committee attended the meeting for the consideration of this matter (and for the matter considered in Minute 22 above) and agreed the need for urgency such that call-in arrangements would not apply. The reason for urgency being that there is a contractual deadline which the developer needs to meet which would be breached if the matter is subject to call in. This could put the scheme at risk of not happening.

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

- 1) Grants a new 250 year lease, at the sum identified in the report, to EDG Property Ltd in order to facilitate the proposed development which includes residential, retail and leisure uses on land known as 8-12 Ironmonger Row, 17-21 Cross Cheaping and shown on the plan attached to Appendix 1 of this report.**
- 2) Delegates authority to the Deputy Chief Executive (Place) following consultation with the Director of Finance and Corporate Services and the City Solicitor to negotiate and finalise the terms of the grant of the new lease, to undertake the necessary due diligence and complete all necessary legal documentation to facilitate the completion of the transaction.**
- 3) Delegates authority to the Deputy Chief Executive (Place) following consultation with the Cabinet Member for Jobs and Regeneration**

and Cabinet Member for Strategic Finance and Resources for any subsequent variation in terms.

26. Any Other Items of Urgent Private Business

There were no other items of urgent private business.

(Meeting closed at 2.20 pm)



Public report Cabinet Member Report

Cabinet Member for Jobs and Regeneration

3rd June 2020

Name of Cabinet Member:

Cabinet Member for Jobs & Regeneration, Councillor J. O'Boyle

Director Approving Submission of the report:

Director of Business Investment & Culture

Wards affected:

All

Title:

St Mary's Guildhall Capital Project

Is this a key decision?

No - Although the proposals affect more than two electoral wards, the impact is not expected to be significant.

Executive Summary:

St Mary's Guildhall is a Grade One listed fourteenth century guildhall, located in the city's historic Cathedral Quarter. First built in the 1340s for the merchant guild of St Mary, it was enlarged between 1394 and 1414 and extensively embellished at the end of the fifteenth century. Soon after it was built, it was also adopted as the headquarters for the Mayor and city leaders, and the corporation of Coventry remained here until the early twentieth century, when Coventry's present Council House was built. The building still occupies a central role in the civic calendar and is home to one of the rarest and most important tapestries in the country. Whilst the guildhall is one of the city's greatest cultural assets, it is currently under-utilised in terms of public heritage value and does not reach its full potential as a visitor attraction and has not been able to cover its operating costs.

The Council has successfully raised £2.2m funding from the Department for Culture, Media and Sport to support the refurbishment of St. Mary's Guildhall, and has achieved a Stage One award of £78,000 from the National Lottery Heritage Fund which will enable officers to develop a Stage Two application for revenue and capital funding of £1.7m. In February 2020, Cabinet approved up to £3 million capital support for the project to be funded through prudential borrowing to bridge any remaining funding gap on the basis a financial return would be achieved on this investment. This report seeks approval to submit a Stage Two National Lottery Heritage Fund application, the preferred scheme for capital works, arrangements for the closure of St. Mary's Guildhall to enable work to take place to deliver the associated refurbishment and the delegations necessary to implement these decisions.

Recommendations:

The Cabinet Member for Jobs and regeneration is requested to:

1. Approve the detail of the preferred capital scheme for the refurbishment / modernisation of St Mary's Guildhall set out in £5.6m preferred option.
2. Delegate to the Director of Business Investment & Culture following consultation with the Cabinet Member for Jobs and Regeneration and the Cabinet Member for Housing and Communities to approve a Stage Two funding application to National Lottery Heritage Fund for £1.7m to support the project outlined in this report.
3. Delegate to the Director for Business Investment & Culture, following consultation with the Director of Finance to obtain the necessary consents, procurement, contractor appointment and contract extensions for the professional design team.
4. Delegate to the Director for Business, Investment and Culture following consultation with the Director of Law and Governance to enter into the necessary legal agreements to give effect to the above recommendations.

List of Appendices included:

Appendix One – Equalities Impact Assessment

Appendix Two – Floor Plans

Appendix Three – Significance of Medieval Kitchen

Background papers:

None

Other useful documents

- UK City of Culture 2021 Capital Programme – Approval to receive and be accountable body for additional capital funding for the Cultural Capital Investment Fund - Cabinet Report (August 2018)
- Business, Economy and Enterprise Scrutiny Board (3) – St Mary's Guildhall (November 2018)
- Budget Report 2020/21 – Cabinet Report (February 2020)
- Business, Economy and Enterprise Scrutiny Board (3) – St Mary's Guildhall Transformation Project (March 2020)

Has it been or will it be considered by Scrutiny?

No. However, the Business, Economy and Enterprise Scrutiny Board (3) received presentations and information in May 2018, November 2018 and March 2020.

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

No

Will this report go to Council?

No

Report title: St Mary's Guildhall Capital Project

1. Background

Improvements to St. Mary's Guildhall are required to improve its events, conferencing and wedding facilities, and enable the Council to provide an enhanced visitor offer with a new activities programme and a full education package for schools and Further and Higher Education. Capital refurbishment plans have been developed to RIBA stage 4 and a full listed building consent has been submitted, which will support St. Mary's Guildhall to operate within agreed financial resources and supporting it to fulfil its role as a major heritage site and contribute fully to the city's cultural offer.

2. Options considered and recommended proposal

2.1 Option 1 – Do Nothing (Not Recommended)

2.1.1 To do nothing would miss the opportunity to draw down external funds to improve and develop one of the city's principal heritage assets and would fail to address the need for the improvements necessary to generate sufficient income to balance the operating budget. In addition to the matters outlined above, a condition survey on the building commissioned as part of the early feasibility works has identified short- and medium-term maintenance and repairs needed to the building with an estimated cost of £700k.

2.2 Option 2 – Improvement of Heritage Offer Only (Not Recommended)

2.2.1 The scheme could be narrowed in scope to focus only on the improvements necessary to increase the heritage value of St. Mary's Guildhall and remove the developments linked to the opportunity to generate the income necessary to provide long-term sustainability. This would remove the need for the additional kitchen and back office construction, the additional bar upstairs, and the development of multi-purpose learning spaces. No catering could be provided and limit the opportunities for civic, corporate and private bookings. The cost of a reduced scheme is estimated to be £2.2m.

2.3 Option 3 – Proceed with the £5.6m Capital Scheme (Recommended)

2.3.1 A sustainable solution is required that continues to offer local people and visitors the opportunity to visit the Guildhall whilst achieving sufficient income to recover its overheads and trade without a revenue subsidy which is currently £220k per year. A condition survey of the building which took place in October 2018 identified a need for short to medium term (1 to 5 years) maintenance and repair costs to the building to the value of approximately £700k.

2.3.2 In July 2019 a team of specialist heritage architects and a professional design team were appointed in to prepare a detailed scheme of works up to RIBA Stage 4 (submission of listing building consent). The Council submitted an Expression of Interest to National Lottery Heritage Fund on 23 July 2019 and were encouraged to make a full Stage One application which was subsequently submitted in November 2019. The Stage One application was successful, and the Council was notified of an award of up to a £78k grant to support the development of a Stage Two application.

2.3.3 If successful the National heritage Lottery Fund Stage Two application will allow us to further develop and deliver the information outlined below to further improve the visitor experience including for those people who are usually less engaged with cultural activities:

- An Interpretation Plan which will tell the stories of the Guildhall's history in an accessible and engaging way for the diverse communities of Coventry
- An Activity plan which details what we offer to visitors in terms of events and activities, interpretation, opportunities for training and learning (schools and community learning) and opportunities for volunteer participation.
- An education programme and package for schools
- Detailed Interpretation designs
- Business Plan
- Management and Maintenance Plan
- Detailed survey and specifications for the conservation of tapestry
- Specification works to the proposed education spaces
- Specification and briefs for website and social media development and marketing

2.3.4 Following the announcement of Coventry's successful bid to be UK City of Culture 2021, a strategic case for investment in the city was successfully made to the Department for Digital, Culture, Media and Sport. In October 2018 the Chancellor announced an allocation of £8.5m to support a package to improve Coventry's cultural offer through capital investment and reposition the city as a sustainable visitor destination for City of Culture and beyond. The capital project for St. Mary's Guildhall has been awarded £2.2m of this funding to support the refurbishment and commercialisation capital project.

2.3.5 In February 2020, Cabinet and Council approved up to £3 million capital support for St. Mary's Guildhall, funded through prudential borrowing and the project team is working to mitigate the level of capital support required to fund the scheme through external funding applications. A team of external consultants and Council officers are working to an accelerated programme to submit the Stage Two application in August 2020. If successful, this will allow us to access a £1.7m grant and reduce the level of prudential borrowing required for the scheme.

2.3.6 The main elements of the phase one funded scheme are set out below. It is expected that re-opening will be phased, starting in March 2021 with a full opening scheduled for Summer 2021.

- Restored and conserved medieval kitchen with public access – meaning removal and relocation of the existing commercial kitchen
- Extension to the rear of the Guildhall to provide a modern catering kitchen to support meetings, conferencing, civic and commercial events
- A designated entrance into the Undercroft to allow independent access and refurbishment of the space for flexible future use
- Removal of inappropriate additions over time, including the removal of cumbersome stair riser apparatus from medieval stair rails, and restoration of the original approach to the Great Hall by relocation of the late twentieth century bar
- Introduction of improved access with a new lift to the first floor
- Repair and conservation work to the structure of the building and the most significant historic spaces
- Upgrading of mechanical and electrical systems including heating and lighting
- Renovation work to spaces to support greater meeting and conferencing use
- Improved visitor access to the Muniment Room
- Creation of a viewing gallery over the courtyard space facilitated by the removal of the existing bar
- Improved visitor welfare facilities

2.3.7 The decision on the award of the £1.7m National Lottery Heritage Fund grant will be made in December 2020, if approved the project is expected to commence in January 2021. If successful, the National Lottery Heritage Fund revenue activity programme will commence delivery in July 2021 and will continue until March 2024.

2.3.8 The National Lottery Heritage Fund capital works will commence when the phase one capital works are near completion and will be completed by June 2021. This will include:

- Conservation works to the Tapestry
- Re-display of the Tapestry in a bespoke case which provides enhanced standards of environmental monitoring and protection as well as improved visual display
- Construction and installation of traditional interpretation and exciting new digital and augmented reality experience in the Guildhall
- Works to refurbish the learning spaces
- External works to the courtyard to create an inviting and more usable space
- External signage and interpretation.
- On completion of the capital works and prior to the building re-opening, the appointment of a Community Engagement Officer, Education Officer, Marketing Assistant and Business Admin Apprentice (April 2021)

2.3.9 In summer 2021 it is proposed that St. Mary's Guildhall will re-open and initial programming will contribute to the delivery of City of Culture activities and key events. Learning and education programmes will commence in September 2021. Volunteers will support the delivery of the activity programmes working alongside the project staff and delivery partners.

2.3.10 Should the National Lottery Heritage Fund application be unsuccessful the Council will proceed with a scheme without this support, the capital scheme would require slightly scaling back, value engineering of the education learning space and some of the proposed interactive and Augmented Reality experiences. This along with other forms of traditional interpretation will help audiences connect with the heritage of the Guildhall.

3. Results of consultation undertaken

3.1 The project team has consulted with Historic England to ensure that the proposed scheme compliments the historic value of the building. Throughout the development of the project we have held workshops with stakeholders including Historic Coventry, the Coventry Society and Tudor Coventry Community Interest Company, these have helped us develop proposals for the visitor offer and tapestry refurbishment and conservation. Historic England has been fully consulted through the various stages of the design process and a full Listed Building Consent application for the proposed scheme was submitted for planning approval in April 2020.

3.2 Public consultation will take place in June and July 2020. Due to restrictions related to COVID-19 this will be an online consultation but will also include online focus groups and one to one in depth interviews with community and special interest groups, teachers and higher and further education staff and businesses. There will be an online questionnaire for local people and potential visitors, and we will share the information with children and young people as well as disability groups.

3.3 Market research was commissioned through independent experts to determine the market demand for an events and conferencing facility at the Guildhall. The Initial findings are that there is an approximately 50% demand of all surveyed for the Guildhall as a conferencing

space, as a wedding venue, and as a local attraction and casual venue in Coventry. The consultancy believes that this result, coupled with the regional basis of the survey, indicate that there is a demand for the Guildhall aligned to our aspired occupancy rate and income expectations.

3.4 Staff and Trade Unions have been briefed on the capital proposals and enabling work, this has included the opportunity for one to one meetings throughout the design process.

3.5 The Cabinet Member for Housing and Communities, who has portfolio responsibility for Heritage, has been fully briefed on all the proposals.

4 Timetable for implementing this decision

The programme of works for the scheme is as follows:

January 2020	Closure of the Guildhall
January 2020	Commencement of enabling works
April 2020	Submission of listed building consent application
June 2020	Procurement of a main works contractor
July 2020	Planning approval and discharge of conditions
September 2020	Construction commencement
September 2020	Submission of NLHF delivery phase application
March 2021	Commencement of phased opening
June 2021	St Mary's Guildhall full opening

5 Comments from Director of Finance and the Director of Law and Governance

5.1 Financial implications

Historically SMG has operated with a trading loss which currently stands at £220k and is unsustainable. A recent building condition survey has also identified repair cost liabilities of £700k.

The recommendations in the report to proceed with the preferred capital investment totalling £5.6m would improve both the cultural and commercial offers of SMG such that it would have the ability to achieve new income streams as a result, sufficient to recover its current subsidy and service the approved £3m prudential borrowing debt. The building condition cost liabilities would also be resolved.

If the NHLF application is successful, this prudential borrowing requirement will be reduced to £1.7m. If the application is unsuccessful, a reduced scheme would still go ahead however it is still anticipated that SMG would move to a break-even or surplus position

5.2 Legal implications

Under s111 of the Local Government Act 1972 the Council has power to do anything (whether or not involving the expenditure, borrowing or lending of money or the acquisition or disposal of any property or rights) which is calculated to facilitate, or is conducive or incidental to, the discharge of any of its functions. Under s145 of the Local Government Act 1972, the Council has the power to do, or arrange for the doing of, or contribute towards the expenses of the doing of, anything necessary or expedient for the provision of an entertainment.

6 Other implications

The proposed scheme of capital works will mean the Guildhall is unavailable for civic functions until July 2021.

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

The recommendations contained within this report will contribute to the following aims within the Council Plan:

- (i) Improving health and wellbeing – through encouraging and supporting engagement in cultural or heritage activities. Cultural facilities and their operation have a key role to play in supporting the Council to deliver its health and wellbeing objectives.
- (ii) Making the most of our assets - rationalising our property portfolio – The significant age and elements of poor condition of St Mary's Guildhall mean the proposed investment into the facilities offer greater energy efficiency and environmental benefits.
- (iii) Developing the city centre – bringing the city centre to life with high-quality opportunities – including by providing accessible, quality sustainable facilities such as the refurbished St Mary's Guildhall
- (iv) Raising the profile of Coventry – through promoting Coventry as a visitor destination and centre for arts and culture, sports and leisure, music and events – by ensuring that Cultural facilities are modern, accessible and fit for purpose.

6.2 How is risk being managed?

6.2.1. A detailed risk register has been produced and is reviewed regularly and managed by the St Mary's Guildhall Governance Board. The most significant risks along with the associated control measures have been identified to be:

- (i) Financial risk of not receiving a tender return within the funding envelope for the project
- (ii) If approved the Guildhall will not be fully open and operational for the first six months of the Coventry's year of City of Culture 2021
- (iii) Financial risk of not achieving annual surplus, scenario testing undertaken to take prudent approach, business plan will give manager of the site a roadmap and prompt to manage proactively not reactive
- (iv) Funding envelope for the project is not achieved through either the failure to secure external funding or the business modelling work
- (v) The necessary consents for planning and listed buildings are not approved
- (vi) Operating model failure due
- (vii) Nature and uncertainty of Grade One Listed Building resulting in escalating contractor costs.
- (viii) COVID-19 impacts on the design proposed design of the Heritage Augmented And Virtual Reality offer resulting in changes to the intended offer
- (ix) COVID-19 impacts on the construction programme and delays the re-opening of the Guildhall
- (x) COVID-19 delays impact on funding deadline dates for opening linked to City of Culture 2021

6.3 What is the impact on the organisation?

The proposals in this report require St. Mary's Guildhall to remain closed to the public for the duration of the project which will have implications for staff currently employed within the Heritage and Hospitality Service. Some roles will continue to provide catering functions from replacement facilities in the Council House (once the immediate COVID-19 situation moves to recovery). However, for some staff, there will be no work in the Guildhall for at least a year. Therefore, a formal consultation process will commence with staff and Trade Unions to discuss the proposals and options available including alternative employment in the Council in accordance with the provisions of the Security of Employment Agreement.

6.4 Equality and Consultation Analysis (ECA)

6.4.1 A full Equalities Impact Assessment has been developed (attached Appendix one).

The visitor experience will be improved, and interpretation will tell the story of the Guildhall in an accessible and engaging manner. Physical changes will improve the accessibility of the building including the provision of a new lift to the first floor. However, some access improvements cannot be achieved due to the constraints imposed by a Grade I listed building, planning requirements and the views of statutory bodies associated with heritage and conservation.

6.4.2 Children and young people will be better able to access the Guildhall, learn about its significance and enjoy the visitor experience. Visits will be with friends and family or through organised education / school visits. This occurs currently in a very limited form only.

6.4.3 BAME communities will be engaged as part of the development of the project. The project aims to attract more diverse audiences including BAME residents and visitors and to tell stories about the Guildhall's (and city's) history that are culturally appealing, engaging and accessible. Religious beliefs over time will form part of the stories that are interpreted at the Guildhall. Links will be developed to Coventry Cathedral, but religious themes will not be limited to Christianity.

6.5 Implications for (or impact on) climate change and the environment

It is anticipated that the operation of a more modern plant and equipment will deliver significant efficiencies in water and energy consumption compared to the existing facilities at St Mary's Guildhall - delivering an overall reduction in the carbon footprint. Energy saving controls will be incorporated into all schemes to reduce the ongoing 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 operators to ensure the safety and perceived safety of its users and those living and working around the proposed developments.

6.6 Implications for partner organisations?

6.6.1 Volunteers have been a fundamental part of the running of St Mary's Guildhall and we expect there to be many more volunteering opportunities in the future. We will work with existing volunteers and voluntary organisations in the city to continue this valuable support.

6.6.2 There is an ambition to work with other heritage providers in the Cathedral Quarter to investigate joint education and events programmes

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

Steve Wiles, Service Manager Sport & Culture

Directorate:

Business Investment & Culture

Tel and email contact:Steve.wiles@coventry.gov.uk

02476 976368

Enquiries should be directed to the above person.

Contributor/approver name	Title	Service Area	Date doc sent out	Date response received or approved
Contributors:				
Liz Knight	Governance Services Officer	Law and Governance	13/05/2020	14/05/2020
Mark Williams	Lead Accountant Business Partnering	Finance and Corporate Resources	12/05/2020	13/05/2020
Amy Dowell	Project Manager	Property Services and Development	12/05/2020	13/05/2020
Karen Mihajlovic	Senior HR Manager	Human Resources	12/05/2020	19/05/2020
Martin Parrot	HR Advisor	Human Resources	12/05/2020	14/05/2020
Val Birchall	Head of Service – Sport, Destination, Culture	Business Investment and Culture	13/05/2020	14/05/2020
Faye Griffiths	Engagement Manager	Property Services and Development	12/05/2020	13/05/2020
Other members				
Names of approvers for submission: (officers and members)				
Phil Helm	Finance Manager	Finance	19/05/2020	20/05/2020
Oluremi Aremu	Major Projects Lead Lawyer	Law and Governance	13/05/2020	14/05/2020
Andy Williams	Director of Business, Investment and Culture	Business, Investment and Culture	20/05/2020	21/05/2020
Cllr J. O'Boyle	Cabinet Member for Jobs and Regeneration		21/05/2020	21/05/2020
Cllr T Khan	Cabinet Member for Housing & Communities		21/05.2020	21/05/2020

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EQUALITY IMPACT ASSESSMENT

EIA Author	Name	Faye Griffiths
	Title	Engagement Manager
	Date of completion	May 2020
Head of Service	Name	Andy Williams
	Title	Director of Business, Investment and Culture
Cabinet Member	Name	Cllr Jim O'Boyle
	Portfolio	Jobs and Regeneration

SECTION 1 – Context & Background

1.1 What is the title of the project?

St Mary's Guildhall Transformation

1.2 What is the current status of the project?

Existing New

1.3 In summary, what is the background to the planned change? Why is this change being considered?

St. Mary's Guildhall (SMG) was selected as one of Coventry's flagship cultural attractions as part of the city's Cultural Capital Investment Strategy to support the necessary infrastructure to be ready/accessible to the expected volume and diversity of visitors.

The Transformation Project allows St Mary's Guildhall to become a successful all year round visitor attraction forming part of Coventry's emerging Cathedral Quarter. This will run in parallel with capital works (c.£6m) to ensure the Grade I listed Guildhall plays a significant role in celebrating the City of Culture 2021 providing a complementary heritage offer alongside arts and culture.

The project will create a much more visible heritage attraction working with partners to make the city a destination for heritage visitors. Visitors will be able to learn about the fascinating history of the Guildhall as a centre for trade and commerce, former national seat of power and a place visited by royals, through a multi-layered approach to storytelling including augmented reality interpretation. We will conserve and better display the Coventry Tapestry created in 1500. Visitor numbers will double to 40,000 annually, with new staff, supported by volunteers,

EQUALITY IMPACT ASSESSMENT

reaching under-represented audiences. Over the lifetime of the project we expect to run heritage events and new learning sessions attended by 20,000 people.

1.4 Who has primary responsibility for delivering the project?

Steve Wiles
Sports and Arts Team Service Manager – Sport and Culture

1.5 Who are the main stakeholders? Who will this project affect?

Access Development Group
Blue Badge Tourist guides
City of Culture Trust
Coventry Register Office
Coventry Society
Coventry University (conferences, graduation and balls)
Disability and Equality Action Partnership
Elected members
English Heritage
Existing users
Heritage Lottery Fund
Historic Coventry Trust
Historic England
Local Media
Local people
Near neighbour businesses
Staff
Tudor Coventry Community Interest Company
Twentieth Century Society
Volunteers

SECTION 2 – Consideration of Impact

2.1 Relevance: – the Public Sector Equality Duty

In order to assess your project for relevance to the Public Sector Equality Duty, please answer the following questions:

Does this policy / practice / service have due regard to the need to: -

- (a) Eliminate discrimination, harassment, victimisation and any other conflict that is prohibited by the Equality Act 2010
- (b) Advance equality of opportunity between two persons who share a relevant protected characteristic

EQUALITY IMPACT ASSESSMENT

- (c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

Yes (X) No ()

State reasons below

- There will be more groups that are traditionally less engaged will access St Mary's Guildhall
- People from protected characteristic groups will be better engaged in heritage activities
- St Mary's Guildhall will offer more culturally significant information

2.2 Has data and information been used in determining the impact of the project under review?

(for example, research, surveys, consultation, monitoring data – summarise below, particularly if focused on any of the protected characteristics)

Conditions surveys and enabling works to have taken place to explore the remedial work required to the building and to discover what was hidden behind the modern kitchen.

We have engaged with stakeholders including Historic England, National Heritage Lottery Fund, City of Culture Trust, Historic Coventry Trust, Tudor Coventry Community Interest Group and the Coventry Society around the initial proposals for the building, tapestry and visitor offer,

Public consultation will take place in June and July. Due to restrictions related to COVID-19 this will be an online consultation but will also include online focus groups and one to one in depth interviews with community and special interest groups, teachers and higher and further education staff and businesses. There will be an online questionnaire for local people and potential visitors, and we will share the information with children and young people as well as disability groups.

Baseline data and information (sources and dates)

- Market demand for St. Marys Guildhall – March 2019
 - Fabric condition report – Oct 18
 - Drainage survey – March 20
 - Structural report – Oct 18
 - Enabling Works – January 20

EQUALITY IMPACT ASSESSMENT

- Stakeholder workshops - February 2020

2.3 On the basis of evidence, has the actual/potential impact of the project been judged to be positive (+), neutral (=) or negative (-) for each of the equality groups and in what way? Please include impact on the Council workforce in question 2.8 – not here.

Protected Characteristic	Impact type +, =, -	Nature of impact
Age 0-18	+	Development of education programmes for relevant key stages, themed education programmes exploring areas such as local democracy, history, trade and local studies. Opportunities for project based work, Dedicated staff to lead education activities. More exciting interactive activities for all abilities.
Age 18-64	+	Through joint working with higher and further education leaders, we will develop education programmes and activities in areas such as local studies, history, conservation and architecture.
Age 64-100	+	Physical improvements to the building will improve accessibility of the building including the provision of a new lift to the first floor. However, some access improvements cannot be achieved due to the constraints imposed by a Grade I listed building. An events and activities programme will be developed to encourage more use of the building by this age range.
Disability	+	Physical changes to the building will improve the accessibility including the provision of a new lift to the first floor. However, some access improvements cannot be achieved due to the constraints imposed by a Grade I listed building. The education programme will include activities and engagement for people with special educational needs. Disability groups will be consulted on the planned improvements and visitor experience.
Gender reassignment	=	No specific impact
Marriage and Civil Partnership	+	Improved visitor experience and improved physical accessibility as described above. The Guildhall will continue to function as a wedding

EQUALITY IMPACT ASSESSMENT

		and civil partnership venue and the improvements to the building will offer an enhanced experience.
Pregnancy and maternity		New welfare facilities will have baby changing and breastfeeding facilities
Race	+	BAME communities will be engaged as part of the development of the project. The project aims to attract more diverse audiences including BAME residents and visitors and to tell stories about the Guildhall's (and city's) history that are culturally significant, engaging and accessible. Religious beliefs over time will form part of the stories that are interpreted at the Guildhall.
Religion and belief	+	Religious beliefs over time will form part of the stories that are interpreted at the Guildhall. Links will be developed to Coventry Cathedral, but religious themes will not be limited to Christianity.
Sex	+	As part of the consultation and engagement activities to support the development of the events and activities programme and community use of the building, we will engage with existing male and female specific community groups to establish requirements for better use. The roles of males and females historically at the Guildhall will be discussed as part of the education programmes.
Sexual orientation	+	No specific impact.

2.4 Does the policy/practice have any potential impact on the most deprived/ vulnerable people – such as Looked After Children, Carers, Armed Forces and their families?

The Transformation Project seeks to celebrate the heritage of St Mary's Guildhall and to communicate key stories associated with the history of the Guildhall and the city in an accessible and engaging manner. The project will seek to attract non-traditional heritage visitors including those from marginalised groups. An Activity Plan will be developed that sets out how these target groups will be engaged.

2.5 How will the impact of the policy/practice be monitored?

The impact on protected characteristic groups will be reviewed periodically at the St. Marys Guildhall Project Board and in the future by the management team.

EQUALITY IMPACT ASSESSMENT

2.6 Who will be responsible for monitoring?

The St. Mary's Guildhall Project Board

2.7 If any negative impacts, or potential negative impacts, have been identified what mitigating actions will be put in place?

Mitigating action / outcome

In order to develop a more sustainable business model, admission charges are being considered to support a significantly enhanced visitor offer. People on low incomes are currently an under-represented audience for St Mary's Guildhall and the Transformation project will seek to attract more people from this category. This will be achieved by:

- The GoCV card available to Coventry residents offers discounts for those on certain benefits. This will provide free access to the Guildhall;
- Other events (Heritage Open Days and National Lottery Thank You events will provide free access)
- Targeted events and activities will be offered with discounts / free admission.

2.8 What are the likely impact(s) of this project on Council staff from protected groups? Please summarise:

The proposals require St. Mary's Guildhall to be remain closed to the public for the duration of the project which necessitates changes for the staff. Some roles will continue to provide catering functions from replacement facilities in the Council House (once the immediate COVID situation moves to recovery). However, for some staff, there will be no work in the SMG for at least a period of a year. The implications for staff are that these roles will be considered redundant and the service will consult with staff and Trade Unions to identify any alternative employment in the Council in accordance with the Security of Employment provisions.

You should only include the following data if this project will have an impact on Council staff:

Headcount: 7

Contract count:

Contract status

Full-time	7
Part -time	0

EQUALITY IMPACT ASSESSMENT

Casual	18
--------	----

Age

16-24	10
25-34	2
35-44	3
45-54	3
55-64	6
65+	1

Sex

Female	20
Male	5

Disability

Disabled	0
Not Disabled	22
Prefer not to state	0
Unknown	3

Ethnicity

White	14
BAME	0
Prefer not to state	0
Unknown	11

Sexual Orientation

Heterosexual	4
LGBT+	1
Prefer not to state	1
Unknown	19

Religion

Any other	1
Buddhist	0
Christian	2
Hindu	0
Jewish	0
Muslim	0
No religion	2
Sikh	0
Prefer not to state	0
Unknown	20

EQUALITY IMPACT ASSESSMENT

2.9 Completion Statement

As the appropriate Head of Service for this review, I confirm that in this EIA:

No impact has been identified for one or more equality groups

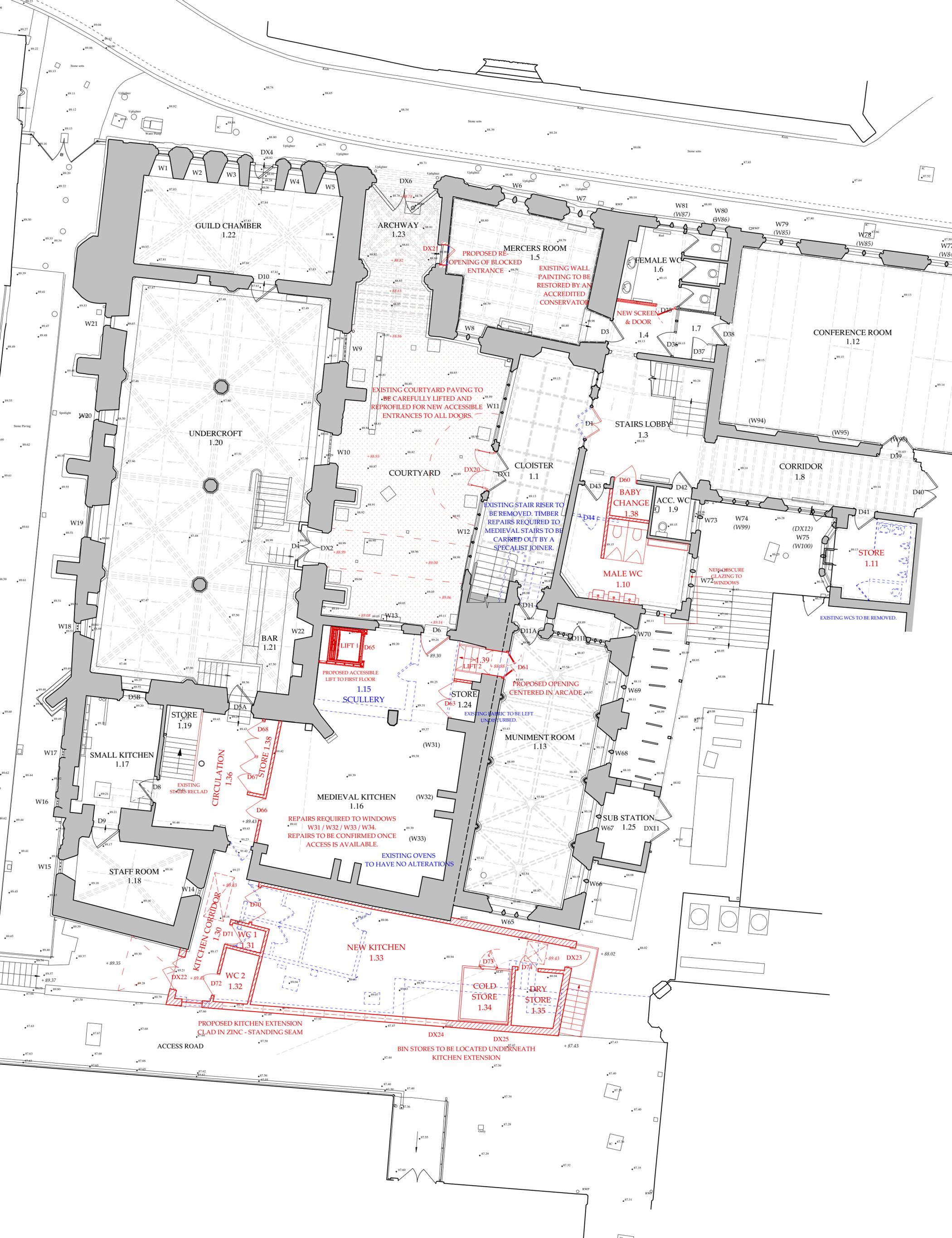
Positive impact has been identified for one or more equality groups

Negative impact has been identified for one or more equality groups

Both positive and negative impact has been identified for one or more equality groups

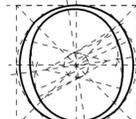
Signed:

Date:



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 Prior to commencing work, all discrepancies are to be reported to the Architect.

Revisions:
 A 06.12.19 Revised plan following meeting with Historic England
 B 20.01.20 Details added to plans
 C 03.02.20 Revised scope to include undercroft bar
 D 12.02.20 Courtyard alterations added.
 E 12.03.20 Revised internal layout to circulation 1.36
 F 08.05.20 Additional note added to Mercers Room

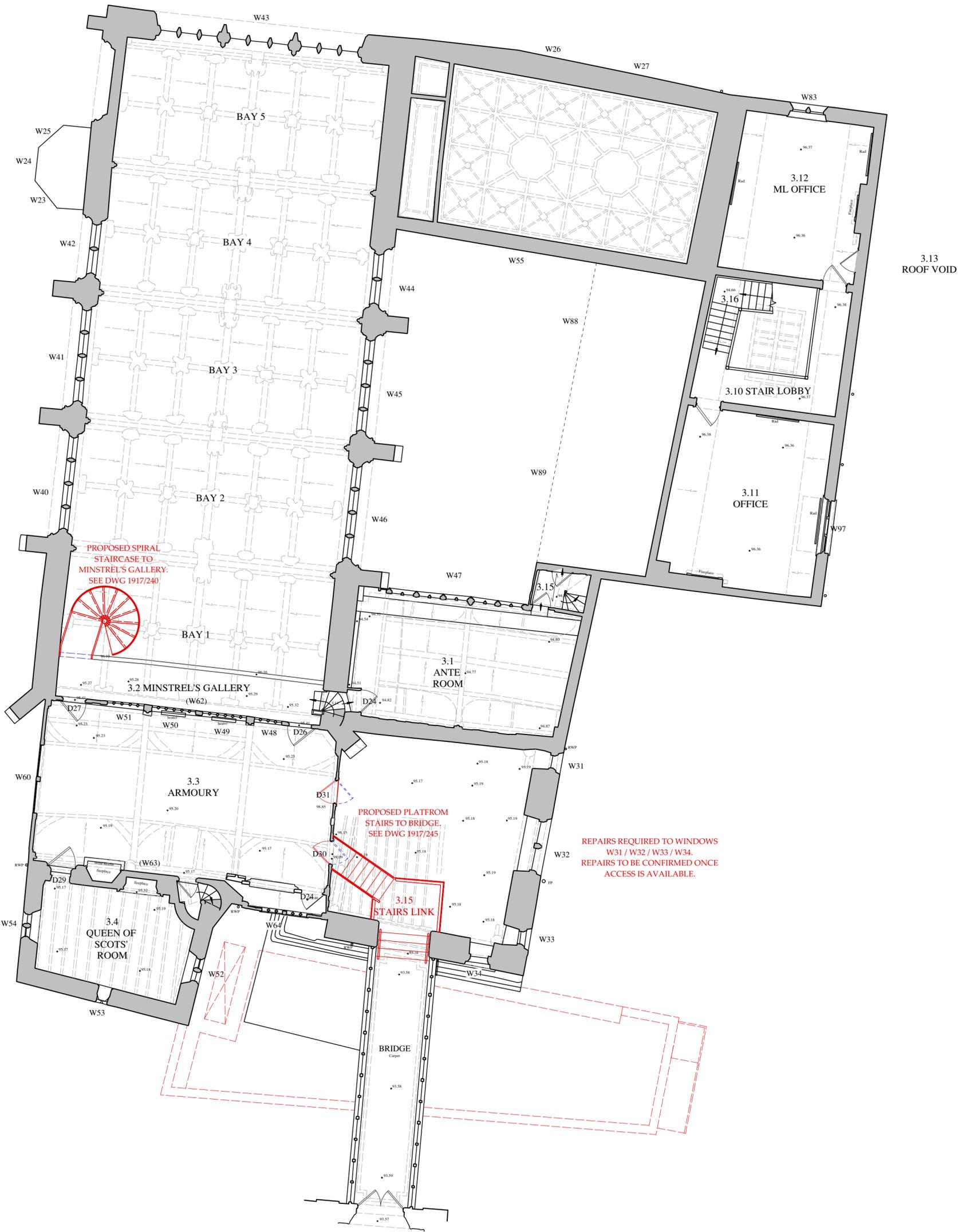


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 The Coffin Works, 13-15 Fleet Street,
 Jewellery Quarter, Birmingham B3 1JP
 T: 0121 773 5002
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RED - Proposed
 BLUE - Demolish

Project	St Mary's Hall, Coventry Proposed Development	Scale	1:100 @ A2	Job No.	1917
Date	Nov 2019	Drwg. No.	200	Page 25	
Drawing	Ground Floor Plan Proposed	Drawn	pw	Rev.	F

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PROPOSED SPIRAL
STAIRCASE TO
MINSTREL'S GALLERY.
SEE DWG 1917/240

PROPOSED PLATFORM
STAIRS TO BRIDGE.
SEE DWG 1917/245

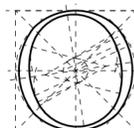
REPAIRS REQUIRED TO WINDOWS
W31 / W32 / W33 / W34.
REPAIRS TO BE CONFIRMED ONCE
ACCESS IS AVAILABLE.

0 1 2 3 4 5m

RED - Proposed
BLUE - Demolish

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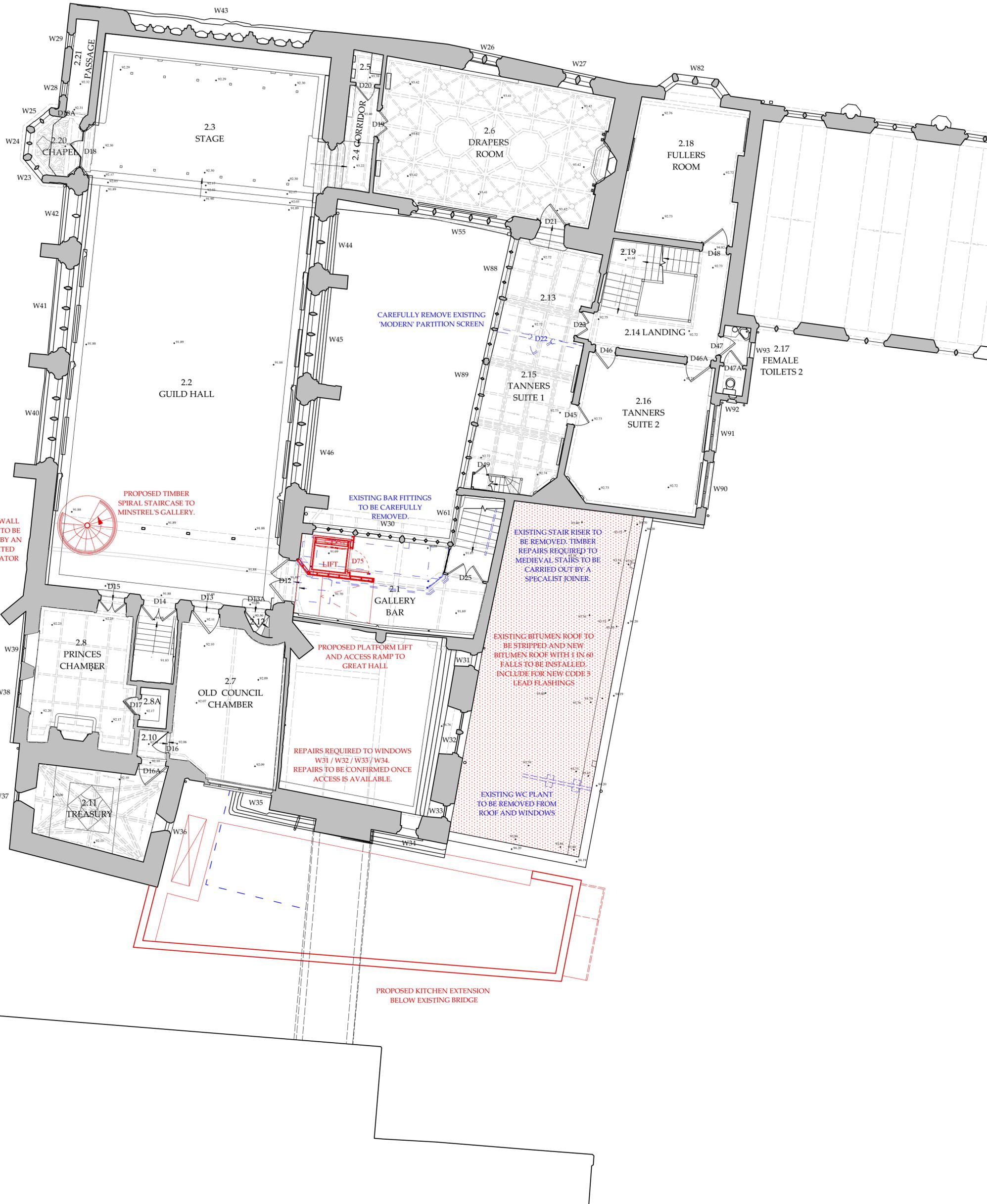
Revisions:
A 06.12.19 Revised plan following meeting with Historic England
B 10.02.20 Notes revised, stairs updated, references added.



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Jewellery Quarter, Birmingham B3 1JP
T: 0121 773 5002
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Project St Mary's Hall, Coventry Proposed Development	Scale 1:100 @ A2	Job No. 1917
Drawing Second Floor Plan Proposed	Date Nov 2019	Drg. No. 202
	Drawn mgf	Rev. B

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EXISTING WALL PAINTING TO BE RESTORED BY AN ACCREDITED CONSERVATOR

PROPOSED TIMBER SPIRAL STAIRCASE TO MINSTREL'S GALLERY.

CAREFULLY REMOVE EXISTING MODERN PARTITION SCREEN

EXISTING BAR FITTINGS TO BE CAREFULLY REMOVED.

EXISTING STAIR RISER TO BE REMOVED. TIMBER REPAIRS REQUIRED TO MEDIEVAL STAIRS TO BE CARRIED OUT BY A SPECIALIST JOINER.

EXISTING BITUMEN ROOF TO BE STRIPPED AND NEW BITUMEN ROOF WITH 1 IN 60 FALLS TO BE INSTALLED. INCLUDE FOR NEW CODE 5 LEAD FLASHINGS

REPAIRS REQUIRED TO WINDOWS W31 / W32 / W33 / W34. REPAIRS TO BE CONFIRMED ONCE ACCESS IS AVAILABLE.

EXISTING WC PLANT TO BE REMOVED FROM ROOF AND WINDOWS

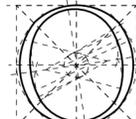
PROPOSED KITCHEN EXTENSION BELOW EXISTING BRIDGE



RED - Proposed
BLUE - Demolish

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Scaled dimensions should not be taken from this drawing unless stated.
Dimensions of new work are to be adjusted to suit the existing building as necessary.
The contractor must not assume that the existing building is plumb, square or level.
Prior to commencing work, all discrepancies are to be reported to the Architect.

Revisions:
A 06.12.19 Revised plan following meeting with Historic England
B 13.01.20 Notes revised, spiral staircase updated.



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The Coffin Works, 13-15 Fleet Street,
Jewellery Quarter, Birmingham B3 1JP
T: 0121 773 5002
W: www.oliver-architecture.co.uk

Project	St Mary's Hall, Coventry Proposed Development	Scale	1:100 @ A2	Job No.	1917
Date	Nov 2019	Drg. No.	201	Page 29	
Drawing	First Floor Plan Proposed	Drawn	pw	Rev.	B

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OLIVER ARCHITECTURE

with James Edgar Historic Buildings Consultants

ST. MARY'S HALL, COVENTRY SIGNIFICANCE OF THE MEDIEVAL KITCHEN August 2019

In 1859, John Henry Parker, a renowned antiquarian, described St Mary's Hall as follows:

This is probably the most perfect house [he was referring to Guildhalls or Town Halls] of the period that we have remaining in England, and may be said to be quite complete, though somewhat spoiled first by neglect, and then by modern improvement.

Apart from the fact that there have been many more modern 'improvements', this assessment holds true today.

The kitchen at St Mary's Hall is an extraordinary rare survival of a medieval kitchen and a most important part of the complex of buildings that have always epitomized the status of the City of Coventry as one of England's foremost historic towns. Without the kitchen there would have not been a great hall because the whole purpose was to entertain important townspeople and visitors at lavish feasts and banquets. This remains the purpose and use today as Coventry aspires to entice more visitors to enjoy this remarkable heritage. The restoration of the kitchen is an important part of this aspiration and represents an important step in the journey towards re-establishing the City's status as a European City of Culture.

Constructed between 1394-1420, the kitchen was probably paid for by members of the Botoner family, wealthy Coventry merchants who were major patrons at the Cathedral and the Charterhouse. The structure has remained in use as a kitchen for more than 600 years. Regrettably, alterations to retain it in use for food preparation, with toilets above, have resulted in the concealment of many very important historic features including the medieval windows and four fireplaces, sculpture and carving and the heavy-beamed roof. The whole sense of space – a larger and lofty open room, designed to allow heat and cooking smells to be dispersed and for kitchen staff to attend to the massive roasting spits and boiling ovens – remains to be revealed.

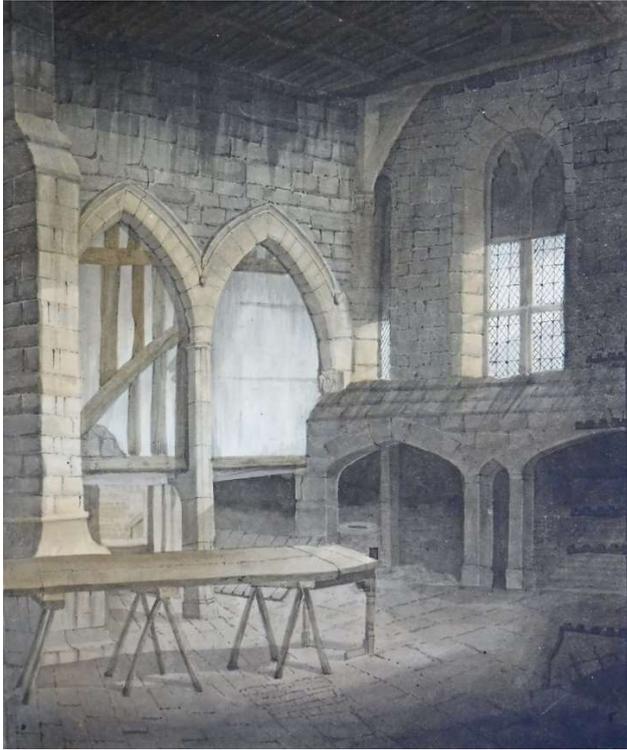
Unlike the kitchens at the guildhalls in London and York, Coventry's has survived damaging later changes to the structure and bombing. Historic drawings and photographs, and a glimpse through a hatch, prove that much has survived and could be recovered by the removal of the modern 'improvements' - kitchen apparatus and finishes and the inserted floor and ceiling. It will mean the end of primary cooking but people will be able to eat, drink, wander and wonder in the reinstated space.

There are medieval kitchens at Glastonbury and Durham (now part of a visitor attraction), in a few Oxbridge colleges and at other sites such as Carlisle Castle, Haddon Hall and South Wingfield, both in Derbyshire, and Stanton Harcourt, Oxfordshire. The closest example is at Kenilworth Castle. But many of these are ruinous, not accessible to the public or cannot be enjoyed in association with the great hall. The recreated kitchen is one of the main attractions at Hampton Court Palace, but it is more than 100 years younger than St Mary's.

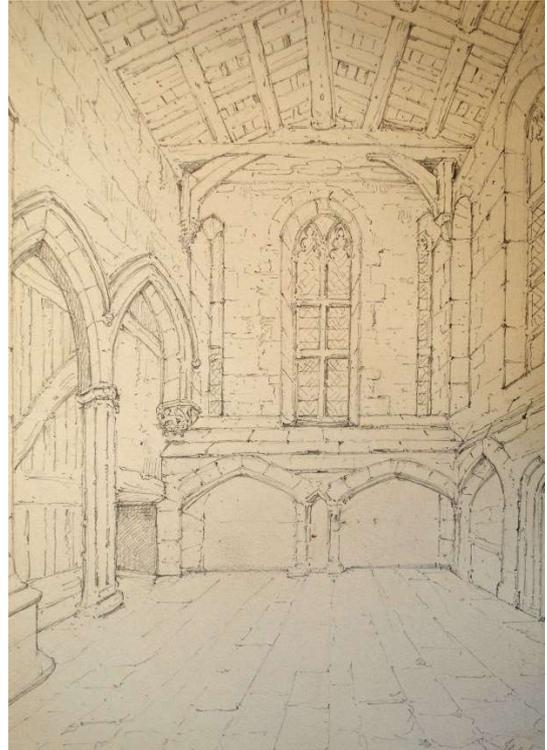
The kitchen at St Mary's Hall, Coventry is therefore a vital part of 'the most perfect house' and it should be restored.

OLIVER ARCHITECTURE

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View looking towards north-east corner, c.1792-1800



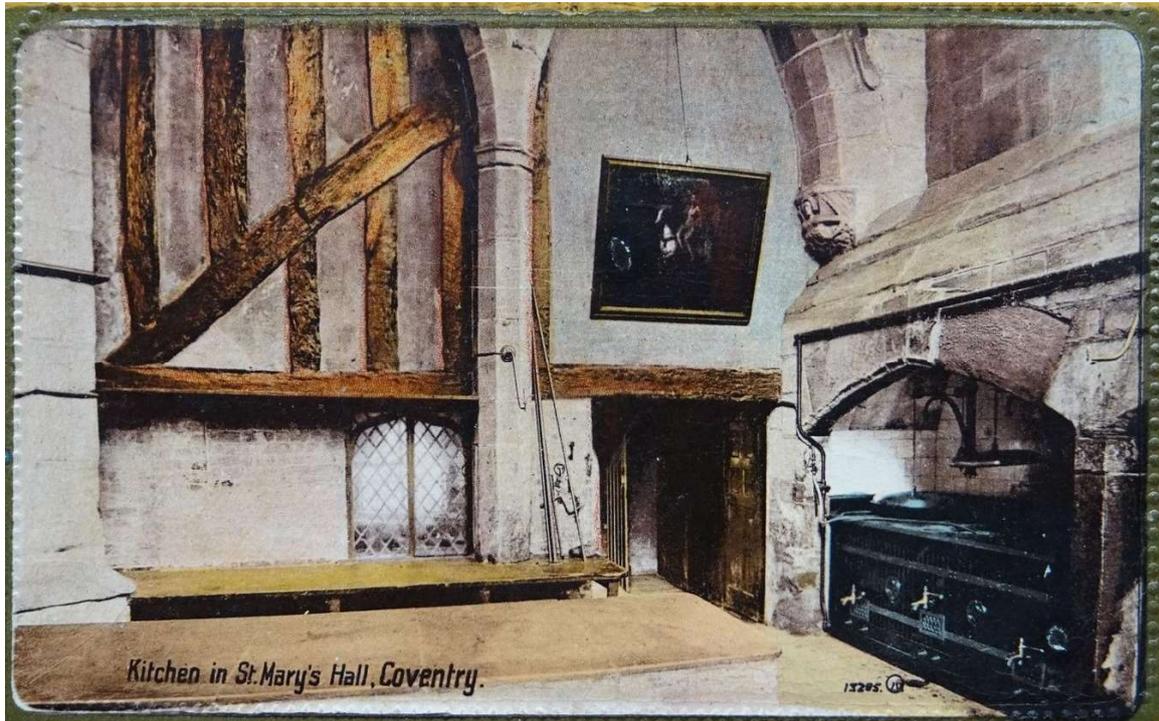
View looking east, c.1860



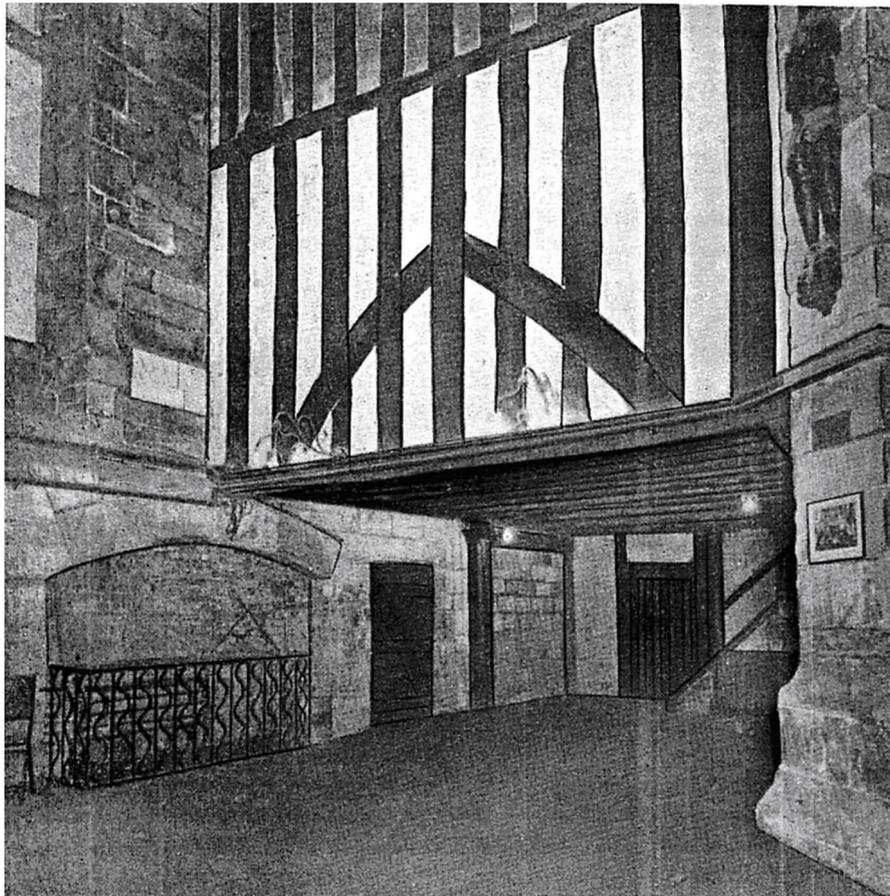
Feeding distressed weavers, 1861

OLIVER ARCHITECTURE

with James Edgar Historic Buildings Consultants



North-east corner, c 1925



1948, just before alteration

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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 Member for Jobs and Regeneration

3rd June 2020

Name of Cabinet Member:

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

Director Approving Submission of the report:

Director of Project Management and Property Services

Ward(s) affected:

St Michaels

Title:

Land Disposal at Parkside, Paradise Street and Re-provision of Newgate Court Industrial Estate

Is this a key decision?

No

Executive Summary:

Building on the recent success of promoting residential developments which are attracting people to come and live in and around Coventry's city centre, the disposal of prominent land at the corner of Parkside and Paradise Street has been identified as the next phase in delivering this key corporate priority.

This part of the city, adjacent to Coventry University's campus and their industry facing Technology Park, has seen large scale residential accommodation in recent years and the Council was keen to test the development market's appetite for further residential development in the area. As such and in an attempt to look to expand the type of housing in the area, the Council sought expressions of interest and tenders from developers keen to deliver new Private Residential accommodation including the Private Rented Sector (PRS) and / or Purpose-Built Student Accommodation (PBSA).

The land identified for development already has eight small but very popular industrial units located within it and the balance of the development land has been created by the relocation of offices into new accommodation within the immediate area. To maximise the sites' development potential, it was recognised that these industrial units may need to be moved. It was, however, a precondition of any development proposal that these industrial premises and the businesses which occupy them, should be retained and relocated to new facilities within the wider site.

The Council, acting as planning authority, is in principle supportive of opportunities to promote urban regeneration throughout Coventry and has indicated that this site may be acceptable for residential development subject to full consideration through the planning application process. As such all tenders received are conditional on securing a planning consent.

In line with the agreed principle of seeking to generate revenue the Council, for granting a long leasehold, is looking to receive a percentage of rent generated from the completed development instead of a capital receipt. This new revenue would be used to help fund Council services.

Within the three shortlisted tenders received, each party approached the development differently with regards the type of residential accommodation proposed. One was a pure student housing led scheme, the other a mix of student and private housing with the third being a purely private housing led development. In assessing the tenders, the aspiration of the Council to encourage a greater diversity of residential accommodation across the city centre was balanced against the income generated from each proposal.

The tender, recommended for approval, proposes to deliver 494 private, residential dwellings to rent, of which 25% would be affordable housing. This provides the strategic mix of residential accommodation and tenures the Council is seeking to compliment existing accommodation in the area, in addition to the re-provision of the industrial estate units. This scheme generates a significant additional annual income to the Council. Although the net new income is lower than the residential schemes which included student housing, it was considered that the social and economic benefits to the residents of the City through the additional private housing outweighed the financial benefit. In light of the current virus pandemic, the considerable number of student schemes still under construction coupled with uncertainty around student number growth in the next few years it was also considered that there was greater certainty around the need for further residential accommodation. In addition, when the new residential and industrial unit ground rent is combined by the estimated Council Tax income generated, the private residential scheme generates a greater level of income, details of which are included in the private report.

The site sits within the Parkside area of the City Centre Area Action Plan (AAP) which supports residential development in principle as part of the wider 'London Road Gateway'.

The purpose of this report is to seek the approval to proceed with the long leasehold disposal of the subject land and re-provision of Newgate Court Industrial units to Tenderer 1.

Recommendations:

The Cabinet Member for Jobs and Regeneration is recommended to:

1. Declare the part of the land at Parkside, Paradise Street shown edged red in Appendix 1 of this report surplus to requirements.
2. Approve the grant of a long leasehold interest of Parkside Paradise Street as shown edged red in Appendix 2 to Tenderer 1.
3. Delegate authority to the Director of Project Management & Property Services following consultation with the Director of Finance and the Director of Law and Governance to agree the final terms of the lease and complete the necessary legal documentation

List of Appendices included:

Appendix 1 - Land at Parkside, Paradise Street

Appendix 2 - Parkside Paradise Street and Newgate Court – Whole site

Other useful background papers:

None

Has it been or will it be considered by Scrutiny?

No

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

No

Will this report go to Council?

No

Report title: Land Disposal at Parkside, Paradise Street and Re-provision of Newgate Court Industrial Estate

1. Context (or background)

- 1.1 Following a review of the Council's land holdings by Property Services, sites at Parkside Paradise Street and Newgate Court Industrial Estate have been identified for regeneration.
- 1.2 The identified two sites are a mix of non-operational assets (land at Paradise Street) and an operational asset (Newgate Court Industrial Estate) which equate to approx. 1.417 acres / 0.5732 Hectares. They are situated adjacent to Junction 4 Ring Road (London Road) and close to Coventry University Technology Park and the University Campus. The subsequent development of these sites will improve and regenerate the area from its current use.
- 1.3 The Council sought tenders for both student accommodation and private rented residential schemes from the shortlisted parties who successfully completed the 'expressions of interest' exercise, for the land at Parkside. The criteria set out a requirement for re-provision of the industrial units at Newgate Court, which are approximately 17,700 square feet. The annual income is also set out in the private element of this report.
- 1.4 The three tenderers were requested to provide the value of the ground rent they were prepared to pay as well as setting out their development programme for the re-building of the 8 industrial units, the relocation of the businesses and the development of the student/residential scheme.
- 1.5 **Tender Summary -The financial details relating to the three tenders received are contained in the corresponding private report.**
- 1.6 Phase 1 - The Council requested the retention of Newgate Court Industrial Estate and the income from this estate, based on this criterion all three developers satisfied this requirement.
- 1.7 Phase 2 – The Council requested each tenderer to provide two schemes based on the student accommodation and private residential options. The outcome of the bids received are as follows:
 - Tenderer 1 offered a purely PRS scheme
 - Tenderer 2 offered a hybrid mix scheme including both student and residential development
 - Tenderer 3 offered a student accommodation only scheme

2. Options considered and recommended proposal

Option 1. To not accept any of the tenders submitted.

- 2.1 The Council is not obligated to accept any tender submitted. If none of the proposals met with the Council's objectives, the identified site does not need to be declared surplus and released for disposal. Although the opportunity to generate additional ground rent from the redevelopment of the wider site is lost at this time, Newgate Court industrial units remain with the Council receiving the existing income generated only. This would not prevent a future scheme coming forward.
- 2.2 Given the Council's economic development and regeneration ambitions for the city and its residents together with the importance of providing a diverse housing offer that will help to create

a new community looking to work in the city and live in its vibrant city centre not undertaking this disposal would run contrary to the Council's objectives for the city centre. For these reasons, this option is not recommended.

Option 2. To proceed with proposals contained in Tender response 2 or 3

2.3 Tender 2 and Tender 3 generates higher net income than Tender 1. Tender 2 and Tender 3 have a high proportion of student housing in comparison to private residential. Selecting Tender 2 would provide 197 fewer private residential properties than Tender 1. The Council's desire to encourage a more diversified housing mix to provide more housing options for existing and new communities, leads us to not recommended to proceed with Tender 2.

2.4 Tender 3 is offering the lowest amount of combined income in comparison to Tender 1 and Tender 2 and is focused solely on delivering student housing. Given this, it is not proposed to proceed with Tender 3.

2.5 Recommendation- Proceed with Tenderer 1

2.5.1 Coventry City Council's Local Plan identifies a strong requirement to provide additional private residential accommodation across the city. Proceeding with Tender 1 will deliver 494 private residential units (including 25% affordable housing), 294 more than Tender 2.

2.5.2 Although the Net New Income receivable from Tender 2 is greater than Tender 1(not including Council Tax income) it is considered that the social and economic benefits to the Council of delivering a purely private rented residential scheme, thereby increasing housing options for people wishing to live in rented accommodation in the city centre, outweighs the financial benefit proposed by Tender 2. This option is therefore recommended in view of the significant tangible economic and social benefits outweighing the relatively small undervalue.

2.6 It should also be noted that subsequent to the assessment of the tender responses, potential impacts of the COVID 19 pandemic have begun to play out on local, national and international economies. Given the likely impact on the level of students attending Coventry University in the short to medium term, especially from overseas, this reinforces the recommendation to select the development proposing a 100% private rented residential accommodation.

3. Results of consultation undertaken

Ward Councillors have been notified and were invited for comments, in addition an expressions of interest exercise was conducted to establish what interest there was in regards to both student accommodation and private residential development.

4. Timetable for implementing this decision

4.1 Subject to Cabinet Member approval and necessary planning consents, Phase 1 Redevelopment of Newgate Court could be completed by September 2021 and Phase 2 Redevelopment of the PRS scheme to be completed November 2024.

5. Comments from the Director of Finance

5.1 Financial implications

The recommended decision returns a good level of income to the Council whilst retaining the ability to apply a better strategic fit. Other than officers time, there is no additional cost or loss of income as result of this arrangement

5. 6. Comments from the Director of Law and Governance

6.2 Legal implications

Property Implications - disposal at less than market value

6.2.1. The Council has powers under Sections 123 and 127 of the Local Government Act 1972 to dispose of land in any manner they wish, including sale of their freehold interest, granting a lease or assigning any unexpired term on a lease and granting of easements. The only restriction is that a disposal must be for the best consideration reasonably obtained otherwise consent is required from the Secretary of State.

6.2.2. On 4 August 2003, the Government launched the General Disposal Consent 2003 (“the Consent Order”). This allows the Council to sell land, in certain circumstances, for less than its market value without having to obtain consent from the Secretary of State for any disposal of land where the purpose for which the land is to be disposed is likely to contribute to the achievement of the economic, environmental and/or social wellbeing of its residents together with the difference between the unrestricted value of the interest to be disposed and the consideration accepted being £2m or less. This is known as “an undervalue”.

6.2.3. The Council has undertaken an open and transparent disposal process which is resulting in a disposal where approximately £80,000 ground rent income pa is being foregone through the recommendation to proceed with Tender 1 rather than Tender 2. This undervalue sits within the threshold allowed under the General Disposal Consent Order.

6.2.4. In view of the benefits described in section two (preferred option) of this report, legal services are satisfied that the criteria in para 6.2.3 above has been satisfied.

7. Other implications

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

The increased ground rent income will contribute towards corporate resources whilst the long lease disposal of the two sites will promote their development and support urban regeneration.

7.2 How is risk being managed?

The risks have been identified as per paragraph 2.4 with the loss of potential generated income.

7.3 What is the impact on the organisation?

Resource Implications

The impact to the organisation will be minimal, however, it will generate additional work for officers within Place Directorate (Legal Services) in processing the agreement for lease.

Property Implications

The proposal to proceed with a PRS scheme will dispose of land at Parkside that does not serve any strategic use and therefore surplus to requirements and contribute towards corporate financial targets. The Council will continue to retain existing income from the industrial units and this will be redeveloped as part of the first phase and Council will not lose any income in the process.

7.4 Equalities / EIA

An Equality Impact Assessment has not been undertaken as the proposal concerns the land for redevelopment and no group will be impacted.

7.5 Implications for (or impact on) climate change and the environment

The impact will be positive as the two sites will be redeveloped and utilised in a more efficient manner than it currently is.

7.6 Implications for partner organisations?

There are no implications for any partner organisations.

Report author(s):

Name and job title:

Azim Walimia, Principal Development Surveyor, Property

Directorate:

Project Management and Property Services

Tel and email contact:

024 7697 2104 azim.walimia@coventry.gov.uk

Enquiries should be directed to the above person(s).

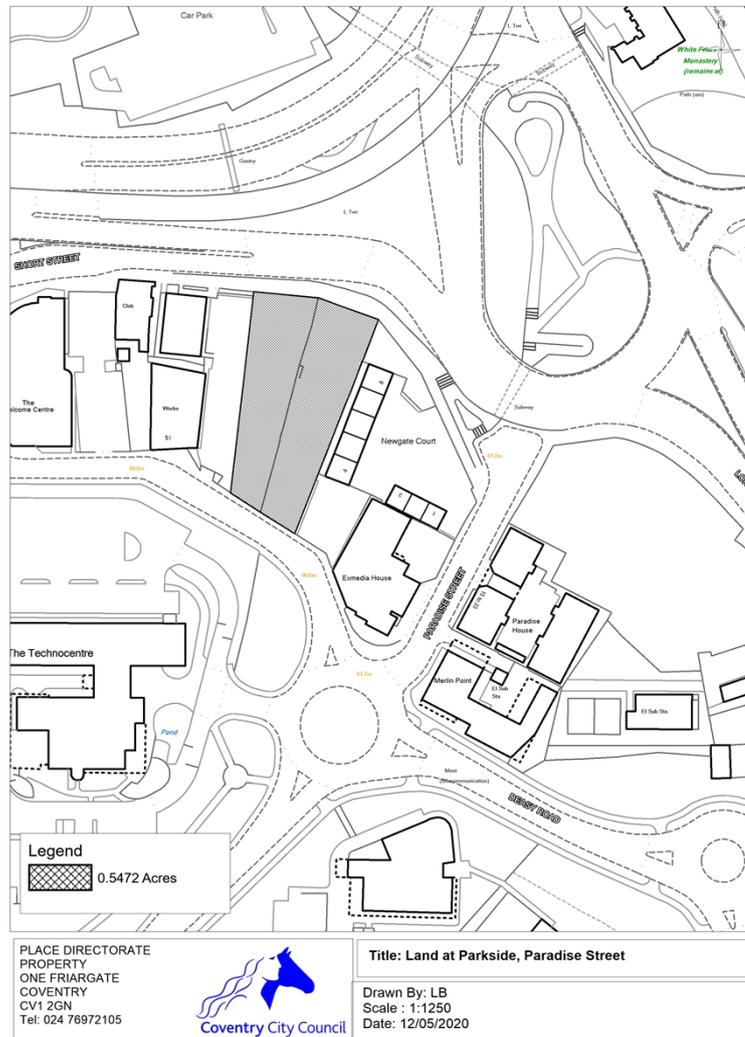
Contributor/approver name	Title	Service Area	Date doc sent out	Date response received or approved
Contributors:				
Adam Hunt	Strategic Lead – Property and Development	Property and Development	01/05/2020	01/05/2020
Mark Andrews	Planning and Housing Policy Manager	Planning and Regulatory Services	01/05/2020	11/05/2020
Suzanne Bennett	Governance Services Co Ordinator	Governance and Scrutiny	01/05/2020	04/05/2020
Names of approvers for submission: (officers and members)				
Finance: Mark Williams	Lead Accountant		01/05/2020	07/05/2020
Legal: Oluremi Aremu	Major Projects Lead Lawyer	Legal Services	01/05/2020	13/05/2020
Director: Richard Moon	Director of Project Management and Property Services		12/05/2020	14/05/2020
Members: Cllr Jim'O'Boyle	Cabinet Member for Jobs and Regeneration			18/05/2020

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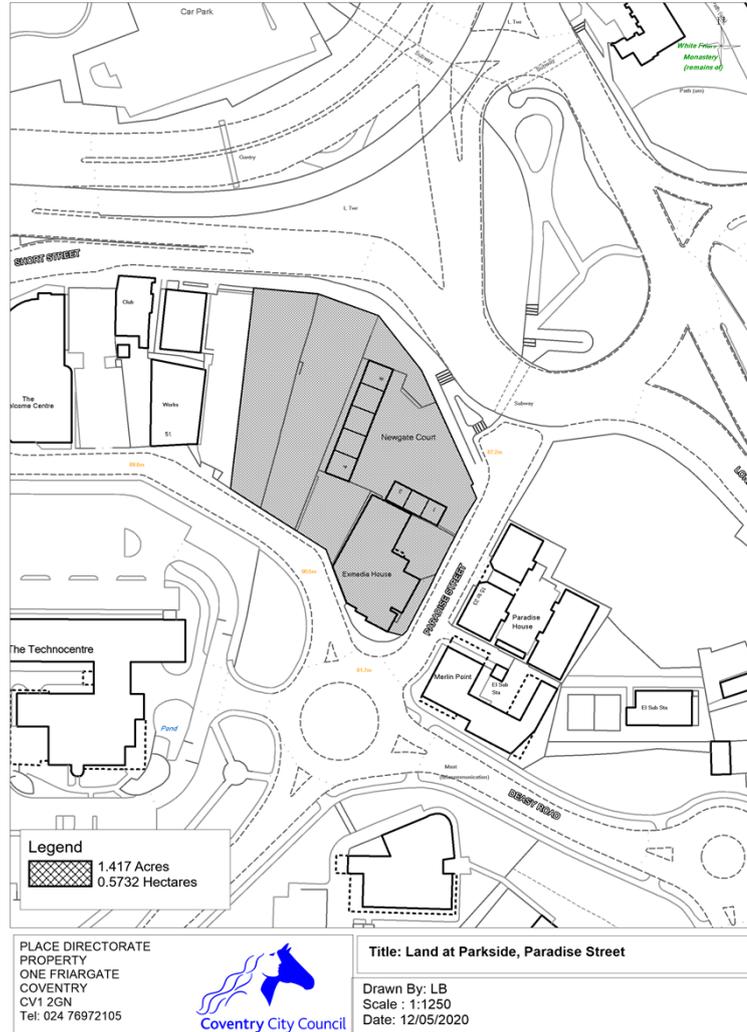
Appendix 1 - Land at Parkside, Paradise Street

0.547 acres comprising of overgrown vegetation and hard ground, accessed directly off Paradise Street. The land is non-operational and managed as part of Place Directorate portfolio.



Appendix 2 - Parkside, Paradise Street, Newgate Court Industrial Estate – Whole Site

The land is managed, maintained and part of Place Directorate portfolio.



Martin Yardley - Deputy Chief Executive, Place
Richard Moon - Director, Project Management & Property Services

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