

**Coventry City Council**  
**Minutes of the Meeting of Council held at 2.00 pm on Tuesday, 23 February 2021**

Present:

Members: Councillor J McNicholas, Deputy Lord Mayor (Chair)

Councillor N Akhtar	Councillor R Lancaster
Councillor P Akhtar	Councillor M Lapsa
Councillor M Ali	Councillor J Lepoidevin
Councillor R Ali	Councillor G Lloyd
Councillor A Andrews	Councillor P Male
Councillor R Auluck	Councillor K Maton
Councillor R Bailey	Councillor T Mayer
Councillor L Bigham	Councillor J McNicholas
Councillor J Birdi	Councillor C Miks
Councillor J Blundell	Councillor M Mutton
Councillor R Brown	Councillor J O'Boyle
Councillor K Caan	Councillor G Ridley
Councillor J Clifford	Councillor E Ruane
Councillor G Duggins	Councillor K Sandhu
Councillor B Gittins	Councillor T Sawdon
Councillor L Harvard	Councillor P Seaman
Councillor M Heaven	Councillor B Singh
Councillor P Hetherton	Councillor R Singh
Councillor J Innes	Councillor D Skinner
Councillor T Jandu	Councillor R Thay
Councillor L Kelly	Councillor C Thomas
Councillor T Khan	Councillor S Walsh
Councillor AS Khan	Councillor D Welsh
Councillor R Lakha	Councillor Williams

Apologies: Councillor F Abbott, G Hayre, B Kaur, A Lucas and J Mutton

## **Public Business**

### **79. Chair**

In the absence of the Lord Mayor, Councillor A Lucas, in accordance with the Constitution, the meeting was chaired by the Deputy Lord Mayor, Councillor J McNicholas.

### **80. Minutes of the meeting held on 19 January 2021**

The minutes of the Meeting held on 19 January 2021 were agreed as a true record.

### **81. Exclusion of the Press and Public**

RESOLVED that the City Council agrees to exclude the press and public under Sections 100(A)(4) of the Local Government Act 1972 relating to the private report

in Minute 91 below headed 'Property Acquisition and Acceptance of Grant' on the grounds that the report involves the likely disclosure of information as defined in Paragraph 3 of Schedule 12A of the Act, as it contains information relating to the financial affairs of a particular person (including the authority holding that information) and in all circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

82. **Correspondence and Announcements of the Lord Mayor**

The Deputy Lord Mayor referred to the recent deaths of:

- Former Councillor Malkiat Singh Auluck. Malkiat served as a Labour Councillor for Foleshill Ward for 12 years. During this time, he sat on a number of Scrutiny Boards and was a member of the Foleshill Ward Forum.
- Former Council employee, Bob Mullins. Bob worked for the Council for 34 years until his retirement in 2017. He was a valued member of the Central Accommodation Services Team and was well known to Members.
- Councillor G Hayre's wife, Gurbaksh Kaur.

Members paid tribute to Malkiat, Bob and Gurbaksh and noted that letters of condolence had been sent to their families.

A minute's silence was then observed in their memory.

83. **Petitions**

**RESOLVED that the following petition be referred to the appropriate City Council body:**

- **Objection to Planning Application FUL/2021/0221 (43 Earlsdon Street) – 18 signatures, presented by Councillor B Gittins.**

84. **Declarations of Interest**

There were no declarations of interest.

85. **Motion without Notice**

In accordance with the Constitution, a Motion without Notice was moved by Councillor M Mutton, seconded by Councillor S Walsh and adopted that agenda items 7 (Council Tax Setting Report 2021/22) and 8 (Budget Report 2021/22) be considered together.

It was noted that, in accordance with the Constitution, a recorded vote would be taken in respect of all decisions relating to matters the subject of Minutes 86 and 87 below (including any amendments).

86. **Council Tax Setting Report 2021/2022**

Further to Minute 75 of the Cabinet, the City Council considered a report of the Director of Finance which calculated the Council Tax level for 2021/22 and made appropriate recommendations to the Council, consistent with the Budget Report 2021/22.

The report indicated that some of the figures and information set out within the report were identified as provisional, as the Police and Crime Commissioner and the Fire and Rescue Authority precepts had not been confirmed at the time of publication. The Cabinet were advised by the Director of Finance that confirmation had now been received in relation to these precepts and that the figures within the report were all confirmed as accurate.

The report incorporated the impact of the Council's gross expenditure and the level of income it would receive through Business Rates, grants, fees and charges. This resulted in a Council Tax requirement, as the amount that its expenditure exceeds all other sources of income.

The report included a calculation of the Band D Council Tax that would be needed to generate this Council Tax requirement, based on the City's approved Council Tax base. The 2021/22 Band D Council Tax that was calculated through this process had increased by £83.30 from the 2020/21 level.

Each year the Government determined the maximum Council Tax increase that local authorities could set without triggering a referendum. For 2021/22 the Secretary of State had published a report which proposed that the rise in Coventry City Council's Council Tax must be below 5% in 2021/22 to avoid triggering a referendum, comprising a 3% precept for expenditure on adult social care and a maximum of 2% for other expenditure. At the time of writing, the Secretary of State's report was subject to parliamentary approval. The recommendations within the Budget Report 2021/22 were based on a proposed increase in Council Tax of 4.9%, including a core Council Tax rise of 1.9% and a 3% Adult Social Care Precept.

It was noted that the recommendations followed the structure of resolutions drawn up by the Chartered Institute of Public Finance and Accountancy, to ensure that legal requirements were fully adhered to in setting the tax. As a consequence, the wording of the proposed resolutions was necessarily complex.

**RESOLVED that the City Council:**

**1) Note the following Council Tax base amounts for the year 2021/22, as approved by the Cabinet on 12<sup>th</sup> January 2021, in accordance with Regulations made under Section 31B of the Local Government Finance Act 1992 ("the Act"):**

**i) 82,717.1 being the amount calculated by the Council as its Council Tax base for the year for the whole Council area;**

<b>Allesley</b>	<b>330.0</b>
<b>Finham</b>	<b>1,513.9</b>
<b>Keresley</b>	<b>309.2</b>

being the amounts calculated by the Council as its Council Tax base for the year for dwellings in those parts of its area to which one or more special items relate.

2) That the following amounts be now calculated by the Council for the year 2021/22 in accordance with Sections 31A, 31B and 34 to 36 of the Act:

(a) £774,235,566 being the aggregate of the amounts that the Council estimates for the items set out in Section 31A(2) of the Act taking into account all precepts issued to it by Parish Councils (*Gross Expenditure and reserves required to be raised for estimated future expenditure*);

(b) £627,959,949 being the aggregate of the amounts that the Council estimates for the items set out in Section 31A(3) of the Act (*Gross Income including reserves to be used to meet the Gross Expenditure but excluding Council Tax income*);

(c) £146,275,617 being the amount by which the aggregate at 2(a) above exceeds the aggregate at 2(b) above, calculated by the Council in accordance with Section 31A(4) of the Act, as its Council Tax requirement for the year;

(d) £1,768.38 
$$\frac{2(c)}{1(a)} = \frac{£146,275,617}{82,717.1}$$

being the amount at 2(c) above divided by the amount at 1(a) above, calculated by the Council in accordance with Section 31B of the Act, as the basic amount of its Council Tax for the year. (*Average Council Tax at Band D for the City including Parish Precepts*).

(e) £46,673 being the aggregate amount of all special items referred to in Section 34(1) of the Act. (*Parish Precepts*);

(f) £1,767.82 
$$= 2(d) - \frac{2(e)}{1(a)} = £1,768.38 - \frac{£46,673}{82,717.1}$$

being the amount at 2(d) above, less the result given by dividing the amount at 2(e) above by the amounts at 1(a) above, calculated by the Council, in accordance with Section 34(2) of the Act, as the basic amounts of its Council Tax for the year for dwellings in those parts of the area to which no special item relates.

**(Council Tax at Band D for the City excluding Parish Precepts);**

(g)

<b>Coventry (unparished area)</b>	<b>£1,767.82</b>
<b>Allesley</b>	<b>£1,809.33</b>
<b>Finham</b>	<b>£1,781.75</b>
<b>Keresley</b>	<b>£1,806.28</b>

being the amounts given by adding to the amount at 2(f) above, the amounts of the special item or items relating to dwellings in those parts of the Council's area mentioned above divided in each case by the amount at 1(b) above, calculated by the Council, in accordance with Section 34(3) of the Act, as the basic amounts of its Council Tax for the year of dwellings in those parts of its area to which one or more special items relate (*Council Taxes at Band D for the City and Parish*).

(h)

<b>Valuation Band</b>	<b>Parts to which no special item relates</b>	<b>Parish of Allesley</b>	<b>Parish of Finham</b>	<b>Parish of Keresley</b>
<b>A</b>	<b>£1,178.55</b>	<b>£1,206.22</b>	<b>£1,187.84</b>	<b>£1,204.19</b>
<b>B</b>	<b>£1,374.97</b>	<b>£1,407.26</b>	<b>£1,385.80</b>	<b>£1,404.88</b>
<b>C</b>	<b>£1,571.40</b>	<b>£1,608.30</b>	<b>£1,583.78</b>	<b>£1,605.59</b>
<b>D</b>	<b>£1,767.82</b>	<b>£1,809.33</b>	<b>£1,781.75</b>	<b>£1,806.28</b>
<b>E</b>	<b>£2,160.67</b>	<b>£2,211.40</b>	<b>£2,177.70</b>	<b>£2,207.68</b>
<b>F</b>	<b>£2,553.52</b>	<b>£2,613.48</b>	<b>£2,573.64</b>	<b>£2,609.07</b>
<b>G</b>	<b>£2,946.37</b>	<b>£3,015.55</b>	<b>£2,969.59</b>	<b>£3,010.47</b>
<b>H</b>	<b>£3,535.64</b>	<b>£3,618.66</b>	<b>£3,563.50</b>	<b>£3,612.56</b>

being the amounts given by multiplying the amounts at 2(g) above by the number which, in the proportion set out in Section 5(1) of the Act, is applicable to dwellings listed in a particular valuation band divided by the number which in that proportion is applicable to dwellings listed in valuation Band D calculated by the Council, in accordance with Section 36(1) of the Act, as the amounts to be taken into account for the year in respect of categories of dwellings listed in different valuation bands.

3) Noted that for the year 2021/22 the Police and Crime Commissioner for the West Midlands and the West Midlands Fire Authority have stated

that the following amounts in precepts issued to the Council, in accordance with Section 40 of the Act, for each of the categories of dwelling shown below:

Valuation Band	Police and Crime Commissioner for the West Midlands	West Midlands Fire and Rescue Authority
	£	£
A	118.37	42.02
B	138.09	49.03
C	157.82	56.03
D	177.55	63.04
E	217.01	77.04
F	256.46	91.05
G	295.92	105.06
H	355.10	126.07

- 4) That having calculated the aggregate in each case of the amounts at 2(h) and 3 above, the Council, in accordance with Sections 30 and 36 of the Act hereby sets the following amounts as the amounts of Council Tax for the year 2021/22 for each part of its area and for each of the categories of dwelling shown below:

Valuation Band	Parts to which no special item relates	Parish of Allesley	Parish of Finham	Parish of Keresley
	£	£	£	£
A	1,338.94	1,366.61	1,348.23	1,364.58
B	1,562.09	1,594.38	1,572.92	1,592.00
C	1,785.25	1,822.15	1,797.63	1,819.44
D	2,008.41	2,049.92	2,022.34	2,046.87
E	2,454.72	2,505.45	2,471.75	2,501.73
F	2,901.03	2,960.99	2,921.15	2,956.58
G	3,347.35	3,416.53	3,370.57	3,411.45
H	4,016.81	4,099.83	4,044.67	4,093.73

- 5) Determined that its relevant basic amount of Council Tax for 2021/22 is not excessive in accordance with the principles set out in the Secretary of State's report, under Sections 52ZC and 52ZD of the Act.

Note: In accordance with the Constitution, a recorded vote was taken in respect of the Recommendations.

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

For  
Councillors:  
N Akhtar  
P Akhtar  
M Ali  
R Ali

Against  
Councillors:  
G Williams

Abstain

A Andrews  
R Auluck  
R Bailey  
L Bigham  
J Birdi  
J Blundell  
R Brown  
K Caan  
J Clifford  
G Duggins  
B Gittins  
L Harvard  
M Heaven  
P Hetherton  
J Innes  
T Jandu  
L Kelly  
AS Khan  
R Lakha  
R Lancaster  
M Lapsa  
J Lepoidevin  
G Lloyd  
P Male  
K Maton  
T Mayer  
C Miks  
M Mutton  
J McNicholas  
J O'Boyle  
G Ridley  
E Ruane  
K Sandhu  
T Sawdon  
P Seaman  
B Singh  
R Singh  
D Skinner  
R Thay  
C Thomas  
S Walsh  
D Welsh

Result: Carried

For: 46

Against: 1

Abstentions: 0

87. **Budget Report 2021/2022**

Further to Minute 76 of the Cabinet, the City Council considered a report of the Director of Finance which set the Council's Revenue Budget for 2021/22, the Capital Programme for 2021/22 to 2025/26 and the Council's Capital, Treasury Management and Commercial Investment Strategies.

The report followed on from the Pre-Budget Report approved by Cabinet on 15<sup>th</sup> December 2020 which has since been subject to a period of public consultation. The proposals within this report will now form the basis of the Council's final revenue and capital budget for 2021/22 incorporating the following details:

- Gross budgeted spend of £774m (£30m increase from 2020/21).
- Net budgeted spend of £244m (£5m and 2% higher than 2020/21) funded from Council Tax and Business Rates less a tariff payment of £19.8m due to Government.
- A Council Tax Requirement of £146.3m (£4.9m and 3% higher than 2020/21), reflecting a City Council Tax increase of 4.9% detailed in the separate Council Tax Setting report on today's agenda.
- A number of new expenditure pressures and technical savings proposals.
- A Capital Strategy including a Capital Programme of £220.4m including expenditure funded by Prudential Borrowing of £32.2m.
- The Council's Medium Term Financial Strategy and an updated Treasury Management Strategy, Capital Strategy and a Commercial Investments Strategy.

The financial position in this Budget Report is based on the Final 2021/22 Local Government Finance Settlement. The core funding position broadly matches that of 2020/21 although there are several new one-off funding streams, linked in the main to the effects of COVID-19. This position after 2021/22 remains uncertain and will be subject to the Government's medium-term spending decisions and decisions about any revised local government financial allocation model and a new Business Rates retention model. As a result, it is impossible to provide a robust financial forecast at this stage and the Council has included some prudent planning figures. Initial assumptions indicate the likelihood that there will be a substantial gap for the period following 2021/22. The view of the Director of Finance is that the Council should be planning for such a position.

The Pre-Budget Report was based on an increase in Council Tax of 4.9% and this position has been maintained for the final proposals in this report. This incorporates an increase of 1.9%, which is within the Government's limit of 2% above which a referendum would need to be held plus a further 3% Adult Social Care (ASC) Precept line with Government expectations. The Precept was trailed in the 2020 Spending Review and included in the Local Government Settlement as the means for councils to maintain their "core spending power". Pending the delayed ASC Green Paper – the policy document which it is hoped will set out future funding arrangements for ASC – the precept is essential to enable councils including Coventry to manage increases in the costs of care. In total, the rise in Council Tax bills will be the equivalent of around £1.25 or less a week for a typical Coventry household.

The Local Government Finance Settlement was announced as having broadly maintained local government funding, supplemented with new grant funding to



compensate councils for the effects of the Covid pandemic. In reality, the Council's Budget position includes forecast costs and income loss from Covid for which it will not receive total compensation. Overall, the Council has been left needing to address a significant financial gap which has been balanced by additional Council Tax resources, lower costs in contingency budgets and a proposed contribution from reserve balances. All these proposals are set out in detail in Appendix 1. Where these are different to the proposals that were included in the Pre-Budget Report, this has been indicated within the appendix.

The proposals do not provide the Council with a balanced medium term position beyond 2021/22. The Council's current medium term bottom line incorporates a combination of future inflationary and service pressures, uncertain specific grant resources and potential Government resource reductions. Some of the future funding assumptions are speculative at this stage and will be revised through 2021 as any changes to local government finance and as the longer term impacts of Covid become clearer. The initial approach will however be dictated by a need to make significant further efficiencies from, or generate further income within, Council services. The Council's development of a 'One Coventry' transformation programme is currently being refined and is planned will become a key part of work programmes to feed into Budget proposals for 2022/23.

Whatever the future holds for national changes local government finance the Council remains committed to strengthening its own financial self-sustainability and the need to support the vibrancy and growth of the city. Over the coming year the Council will invest in both new and existing schemes and support its existing financial interests, including those that have been affected detrimentally by Covid. The Council's view is that this continues to be the correct approach. A more passive strategy would risk the Council being further exposed to central government funding decisions and losing value within its portfolio of external interests. The Council's existing financial resilience and its belief in the city's long-term economic strength mean that this remains an ideal time to commit to Coventry's reset and recovery.

The recommended Capital Programme proposals are a key part of the Council's approach and amount to £220.4m in 2021/22. The proposals reflect the Council's ambitions for the city and include: the latter stages of extensive public realm works in the city centre; extensive highways infrastructure works including specific schemes relating to air quality, Pinchpoint and the Eastern Green Housing Infrastructure Fund (HIF); final stages of the redevelopment of Coventry Railway Station (the Station Masterplan); the initial construction phase of a second office building within the Friargate district of the city; the initial construction phase also of the Council's Materials Recycling Facility and continuation of the A46 link road to the south of the city. Over the next 5 years the Capital Programme is estimated to be £480m as part of on-going massive investment delivered by and through the City Council.

The annual Treasury Management Strategy, incorporating the Minimum Revenue Provision policy, and also the Commercial Investment Strategy are set out. These cover the management of the Council's treasury and wider commercial investments, cash balances and borrowing requirements. These strategies and other relevant sections of this report reflect the requirements of the Chartered Institute of Public Finance and Accountancy's (CIPFA) Treasury Management

Code and Prudential Code for Capital Finance, as well as statutory guidance on Minimum Revenue Provision (MRP) and Investments. The Council's Medium Term Financial Strategy, considered previously by the Council's Finance and Corporate Services Scrutiny Board and consistent with the proposals in this report was also included for approval as an Appendix to the report.

A further amendment, as detailed in Appendix 1 to these minutes, was moved by Councillor Sawdon seconded by Councillor Ridley and lost.

A second amendment, as detailed in Appendix 2 to these minutes, was moved by Councillor Ridley and seconded by Councillor Sawdon and lost.

**RESOLVED that the City Council:**

- (1) Approve the Budget proposals in Appendix 1.**
- (2) Approved the total 2021/22 revenue budget of £774m in Table 1 and Appendix 3, established in line with a 4.9% City Council Tax increase and the Council Tax Requirement recommended in the Council Tax Setting Report considered on today's agenda.**
- (3) Noted the Director of Finance's comments confirming the adequacy of reserves and robustness of the budget in Section 5.1.2 and 5.1.3.**
- (4) Established an Innovation and Development Fund as set out in section 5.1.2 with decisions on the Fund delegated to Strategic Management Board following consultation with the Leader, Deputy Leader and Cabinet Member for Strategic Finance and Resources.**
- (5) Approved the Capital Strategy incorporating the Capital Programme of £220.4m for 2021/22 and the commitments arising from this programme totalling £479.6m between 2021/22 to 2025/26 detailed in Section 2.3 and Appendix 4 (that element represented by reports on the same agenda in relation The Albany Theatre and the Collections Centre is subject to approval of these reports).**
- (6) Approved the Council's Treasury Management Strategy and Minimum Revenue Provision Statement for 2021/22 in Section 2.4 and the Prudential Indicators and limits described and detailed in Appendix 6a, the Commercial Investment Strategy for 2021/22 in Section 2.5 and Appendix 5, the Commercial Investment Indicators detailed in Appendix 6b and the Medium Term Financial Strategy in Appendix 7.**

Note: In accordance with the Constitution, recorded votes were taken in respect of both the amendments and the Recommendations.

The Councillors voting for and against **the first amendment** as detailed in Appendix 1 to these minutes were as follows:

**For**  
Councillors:  
A Andrews

**Against**  
Councillors:  
N Akhtar

**Abstain**  
Councillors:  
G Williams

R Bailey  
J Birdi  
J Blundell  
M Heaven  
T Jandu  
M Lapsa  
J Lepoidevin  
P Male  
G Ridley  
T Sawdon  
D Skinner

P Akhtar  
M Ali  
R Ali  
R Auluck  
L Bigham  
R Brown  
K Caan  
J Clifford  
G Duggins  
B Gittins  
L Harvard  
P Hetherton  
J Innes  
L Kelly  
AS Khan  
T Khan  
R Lakha  
R Lancaster  
G Lloyd  
K Maton  
J McNicholas  
C Miks  
M Mutton  
J O'Boyle  
E Ruane  
K Sandhu  
P Seaman  
B Singh  
R Singh  
R Thay  
C Thomas  
S Walsh  
D Welsh

Result: Lost  
For: 12  
Against: 34  
Abstentions: 1

The Councillors voting for and against **the second amendment** as detailed in Appendix 2 to these minutes were as follows:

**For**  
Councillors:  
A Andrews  
R Bailey  
J Birdi  
J Blundell  
M Heaven  
T Jandu  
M Lapsa  
J Lepoidevin  
P Male

**Against**  
Councillors:  
N Akhtar  
P Akhtar  
M Ali  
R Ali  
R Auluck  
L Bigham  
R Brown  
K Caan  
J Clifford

**Abstain**

G Ridley  
T Sawdon  
D Skinner  
G Williams

G Duggins  
B Gittins  
L Harvard  
P Hetherton  
J Innes  
L Kelly  
A Khan  
T Khan  
R Lakha  
R Lancaster  
G Lloyd  
K Maton  
J McNicholas  
C Miks  
M Mutton  
J O'Boyle  
E Ruane  
K Sandhu  
P Seaman  
B Singh  
R Singh  
R Thay  
C Thomas  
S Walsh  
D Welsh

Result: Lost  
For: 13  
Against: 34

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

For  
Councillors:  
N Akhtar  
P Akhtar  
M Ali  
R Ali  
R Auluck  
L Bigham  
R Brown  
K Caan  
J Clifford  
G Duggins  
B Gittins  
L Harvard  
P Hetherton  
J Innes  
L Kelly  
AS Khan  
R Lakha  
R Lancaster

Against  
Councillors:  
A Andrews  
R Bailey  
J Birdi  
J Blundell  
M Heaven  
T Jandu  
M Lapsa  
J Lepoidevin  
P Male  
T Mayer  
G Ridley  
T Sawdon  
D Skinner  
G Williams

Abstain

G Lloyd  
J McNicholas  
K Maton  
C Miks  
M Mutton  
J O'Boyle  
E Ruane  
K Sandhu  
P Seaman  
B Singh  
R Singh  
R Thay  
C Thomas  
S Walsh  
D Welsh

Result: Carried

For: 33

Against: 14

Abstain: 0

88. **Albany Theatre Trust Capital Project**

Further to Minute 77 of the Cabinet, the City Council considered a report of the Director of Business Investment and Culture which sought approval for the award of a grant of £2.908m towards a capital project at the Albany Theatre, and the borrowing necessary to enable this decision.

The project comprised improvements to the studio theatre, building of three new studio spaces, and improvements to the café and front of house areas. It had been developed to create a viable future business model for the operator, Albany Theatre Trust which was currently unsustainable. The proposed investment would increase the Trust's potential to generate earned and contributed income through growth in hires, the public-facing cultural programme and associated secondary spend.

The Albany had been identified as a significant cultural asset for the city. In recent years the theatre has been increasing its attendances, its outreach and training programmes. The improvements to the premises would build on previous investment, facilitate increased use and opportunities for cultural participation for the benefit of the residents of the city. This would contribute to the legacy of the City of Culture title.

The report indicated that £500,000 of the funding required had been earmarked from the City of Culture Capital Fund managed by the Council. The remaining capital sum of £2.408m required to meet the total cost of the capital project was proposed to be funded from prudential borrowing, and the resulting debt repayment cost incorporated into the formal budget setting report for 2021/22.

**RESOLVED that the City Council**

- 1) **Approved a grant of up to £2.908m be provided to the Albany Theatre Trust to support the capital proposal summarised in Section 2 of this report, subject to the conditions set out in Section 6.2.**
- 2) **Noting that £500,000 of the required total has been earmarked from funds already approved), approved that additional capital expenditure for this purpose of up to £2.408m is added to the approved capital programme, to be funded from prudential borrowing.**
- 3) **Noted that subject to the approval of this report, estimated annual debt servicing costs of c£250k will be incorporated into the 2021/22 (and ongoing) budget report for approval by full Council.**
- 4) **Delegated authority to the Director of Business Investment and Culture and the Director of Finance, following consultation with the Cabinet Member for Housing and Communities and the Cabinet Member for Strategic Finance and Resources, to take all necessary steps to negotiate and enter into all necessary legal agreements to effect the recommendations in this report.**

#### 89. **Property Acquisition and Acceptance of Grant**

Further to Minute 78 of the Cabinet, the City Council considered a report of the Director of Business, Investment and Culture which sought approval for the acquisition of the IKEA premises and adjoining land and property at Croft Road, Coventry (the Premises) for the purpose of creating a nationally significant Collections Centre for the storage, care and management of cultural, arts and historical artefacts. The report was further seeking acceptance of capital grant towards the 'New Collections Centre' project, along with the design and professional fees that will be required to take the scheme through detailed design and tendering.

A corresponding private report was also submitted to the meeting setting out the commercially confidential matters of the proposals (Minute 91 below refers).

The IKEA premises closed for business in March 2020 and the long leasehold interest was available for purchase. The purchase price, plus fees and taxes, were set out in the Private section of the report. The Council already owned the freehold of the site. The Council had been working with Arts Council England, the British Council, Culture Coventry Trust and more latterly, Coventry University, to explore options for converting the building to a new shared national Collections Centre facility, along with associated education, skills and learning facilities to provide opportunities for much greater public access and engagement with these extensive and important collections. The modelling of the options within the building had arrived at a 'base' option which has proved to be technically deliverable and financially viable, with the capital expenditure, fees and costs of capital financing being serviced through the rent received over the length of the leases, subject to agreeing terms with the partners.

However, there was ongoing feasibility work to explore the deliverability of more expansive options, such that the report was seeking only to acquire the Premises and obtain further fees for detailed development, on the basis that a further report

would be brought before Cabinet and Council once further feasibility had been undertaken as to these more expansive options.

Having arrived at a base option that is technically deliverable and financially achievable, the timing to acquire the Premises is being driven by the small window of availability to secure proposed capital grant funding towards the acquisition, the details of which were set out in the private section of the report.

The following amendment, was moved by Councillor Lepoidevin seconded by Councillor Bailey and lost:

*That the Recommendations in relation to Agenda Item 10 – “Property Acquisition and Acceptance of Grant” be amended by the insertion of the following additional Recommendation after Recommendations 1) and 2):-*

**3) Instruct officers to explore the feasibility of including the Coventry Police Museum within the new facility**

**RESOLVED that the City Council:**

- 1) Approved capital expenditure in the sum specified in the Private section of this Report for the purchase (plus acquisition fees and Stamp Duty Land tax) cost to fund the acquisition of the leasehold interest of the site shown edged red in Appendix 1, and to include this within the approved capital programme funded from a combination of capital grant and prudential borrowing.**
- 2) Delegated authority to the Director of Business Investment and Culture and the Director of Finance, following consultation with the Cabinet Member for Strategic Finance and Resources, the Cabinet Member for Jobs and Regeneration and the Cabinet Member for Housing and Communities, to identify and bid for grant assistance, where available, that supports the aims of the Collections Centre Project. The delegated authority given under this recommendation shall include the power to accept the terms and conditions of grant funding and the entering into all necessary legal agreements to secure such grant funding.**

**(Note: A vote on the amendment was taken by name)**

**90. Statements (if any)**

There were no statements.

**Private Business**

**91. Property Acquisition and Acceptance of Grant**

Further to Minute 89 above, the City Council considered a private report of the Director of Business, Investment and Culture, setting out the commercially

confidential matters relating acquisition of the IKEA premises and adjoining land and property at Croft Road, Coventry (the Premises) for the purpose of creating a nationally significant Collections Centre for the storage, care and management of cultural, arts and historical artefacts. In addition, the report sought acceptance of capital grant towards the new Collections Centre project, along with the design and professional fees that would be required to take the scheme through detailed design and tendering.

**RESOLVED that the City Council:**

- 1. Approved capital expenditure to the sum identified within the report submitted (plus acquisition fees and Stamp Duty Land tax to the sum identified) to fund the acquisition of the leasehold interest of the site shown edged red in Appendix 1 and to include this within the approved capital programme which shall be funded from a combination of capital grant and prudential borrowing as set out in the report.**
- 2. Delegated authority to the Director of Business, Investment and Culture and the Director of Finance, following consultation with the Cabinet Member for Strategic Finance, the Cabinet Member for Jobs and Regeneration and the Cabinet Member for Housing and Communities, to identify and bid for grant assistance, where available, that supports the aims of the Collections Centre project. The delegated authority under this recommendation shall include the power to accept the terms and conditions of grant funding and the entering into all necessary legal agreements to secure such grant funding.**

(Meeting closed at 6.55 pm)