



Cabinet Member for Jobs, Regeneration and Climate Change

Time and Date

10.30 am on Tuesday, 29 July, 2025

Place

Committee Room 3 - Council House, Coventry

1. **Apologies**
2. **Declarations of Interest**
3. **Minutes** (Pages 3 - 8)
 - a) To agree the Minutes of the meeting held on 13 May, 2024
 - b) Any matters arising
4. **Leasehold Disposal of Broadgate House** (Pages 9 - 16)

Report of the Director of Property Services and Development
5. **Freehold Disposal of the Site of the Former Faseman House** (Pages 17 - 24)

Report of the Director of Property Services and Development
6. **Outstanding Issues**

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

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

21 July, 2025

Note: The person to contact about the agenda and documents for this meeting is Suzanne Bennett, Governance Services, Email Suzanne.bennett@coventry.gov.uk

Membership: Councillor J O'Boyle, Cabinet Member

By Invitation: Councillor J Blundell, Shadow Cabinet Member

Public Access

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**Suzanne Bennett, Governance Services, Email
Suzanne.bennett@coventry.gov.uk**

Coventry City Council
Minutes of the Meeting of Cabinet Member for Jobs, Regeneration and Climate
Change held at 3.00 pm on Monday, 13 May 2024

Present:

Members: Councillor J O'Boyle (Cabinet Member)

Other Members: Councillor N Akhtar, Chair of Scrutiny Co-ordination Committee

Councillor M Lapsa and G Lewis (Westwood Ward Councillors)

Employees (by Service Area)

Law and Governance O Aremu, S Bennett, J Redfern

Property Services and Development R Moon (Director) P Beesley

Public Business

25. Declarations of Interest

There were no disclosable pecuniary interests.

26. Minutes

The Minutes of the meeting held on 12 March, 2024 were agreed and signed as a true record.

There were no matters arising.

27. Exclusion of the Press and Public

RESOLVED that approval be given to exclude the press and public under Section 100(A) 4 of the Local Government Act 1972 for the consideration of the private matter referred to in Minute 31 below relating to "Progress House, Westwood Way, Westwood Business Park, Coventry" on the grounds that that item involves the likely disclosure of exempt information, as defined in Paragraph 3 of Schedule 12 A of that Act as it contains information relating to the financial and business affairs of an organisation and the amount of expenditure incurred.

28. **Progress House, Westwood Way Westwood Business Park Coventry - Lease Re- gear**

The Cabinet Member for Jobs, Regeneration and Climate Change considered a report of the Director of Property Services and Development which sought approval to the surrender of the current lease on Progress House, Westwood Way, and to the regrant of a new lease. This would enable the demolition of the existing building to be replaced with purpose built student accommodation and ancillary commercial accommodation.

A corresponding private report detailing confidential financial and business matters was also submitted for consideration (Minute 31 below refers).

The report indicated that regeneration across the City continues to be a key priority of the Council. Westwood Business Park and its continued success as an evolving commercial asset for the Council, enabling economic opportunities for the City and delivering significant financial returns to support the delivery of services to the people of Coventry is strategically important.

Purpose built student accommodation supports the University of Warwick as a leading place of learning and research in the UK, providing businesses an opportunity to recruit its future skilled workforce and strengthen the wider City's economy.

A paper and an e petition, bearing a total of 405 signatures seeking assurances that the Council, acting as landowner, would not allow the demolition of Progress House "until a planning application for reasonable restoration of the site has been approved" had been received earlier in the year. At the time of the receipt of the petition, a planning application, seeking approval to redevelop the site for student housing, had been refused by the Planning Committee. The applicants had appealed the decision and were awaiting a determination by the Planning Inspectorate.

Whilst waiting for the outcome of the appeal, Council officers had met representatives of the petitioners, including the petition sponsor, Councillor M Lapsa, and confirmed the Council's position that, under the terms of the lease the Council had written to the tenant advising that they would not give approval to the demolition of buildings on the site prior to a planning consent having been obtained.

The planning appeal against refusal had subsequently been allowed. A copy of the appeal decision, dated 8 March, 2024, was appended to the report. The appeal decision grants planning for the demolition of the existing office building and erection of new building comprising student accommodation and commercial, business and service accommodation.

In accordance with the Constitution, Councillor N Akhtar, Chair of the Scrutiny Co-ordination Committee attended the meeting for this item of business, and the corresponding private report detailed in Minute 31, below to consider the need for urgency such that the decisions in relation to this matter are not subject to call-in. The need for urgency is that that, in order to meet the construction programme and complete the new development for the occupation by students before

commencement of the academic year in September 2026, the legal agreement and commitment was required to be completed by the 20th May 2024. If this timescale is not achieved, then a delay of a further 12 months would be incurred, which would mean that the improved income for the Council is also delayed by a year.

A further petition, bearing 17 signatures, had been submitted following publication of the agenda for the meeting, requesting “that that the re-gearing of the lease of Progress House, Westwood Way is not agreed at the Council Meeting on Monday 13th May 2024 until full and appropriate due diligence has been undertaken and satisfied. The Council must fully consider the impact on the residents it is elected to represent on this very controversial issue and must not be pressurised by the developers into making a rash and irresponsible decision without all the facts being publicly presented”

The petition sponsor, Councillor M Lapsa, a Westwood Ward Councillor, attended the meeting and spoke on behalf of the petitioners and a statement from the Lead Petitioner was read out in their absence. At the Cabinet Member’s discretion, Councillor G Lewis, a Westwood Ward Councillor, also spoke on behalf of residents.

Following issues raised at the meeting, officers provided Constitutional clarification in relation to executive decision making by Cabinet Members, Councillor Akhtar’s attendance and role at the meeting in his capacity as Chair of the Scrutiny Co-ordination Committee, and the Scrutiny Procedures Rules in relation to call-in and the provision for urgent decisions. Clarification was also provided in relation to matters which are the subject of Planning Committee consideration and the matter before the Cabinet Member for consideration which related to the City Council’s interest as landowner.

Councillor Akhtar, having considered both the public and private report, agreed the need for urgency and therefore the decisions in relation to this matter are not subject to call in.

RESOLVED that the Cabinet Member for Jobs, Regeneration and Climate Change:-

- 1. Notes the petition requesting that the Council does not allow the demolition of the building known as Progress House “until a planning application for reasonable restoration of the site has been approved”.**
- 2. Notes the petition presented at the meeting requesting that “the re-gearing of the lease of Progress House, Westwood Way is not agreed at the Council Meeting on Monday 13th May 2024 until full and appropriate due diligence has been undertaken and satisfied.”**
- 3. Accepts the surrender of the existing lease across the former Progress House site at Westwood Business Park and grant a new 150 year lease to Barnwell Gate Limited or their nominated investment fund or investor, to facilitate the development of up to 544 bed Purpose Built Student Accommodation with a minimum initial ground rent as outlined in the private version of this report.**

4. **Delegates authority to the Director of Property Services and Development, following consultation with the Director of Finance and Resources and the Director of Law and Governance, 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.**
5. **Delegates authority to the Director of Property Services and Development, following consultation with the Cabinet Members for Jobs, Regeneration and Climate Change and the Cabinet Member for Strategic Finance and Resources, for any subsequent variation in terms.**

29. **Outstanding Issues**

There were no outstanding issues.

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

There were no other items of urgent public business.

Private Business

31. **Progress House, Westwood Way Westwood Business Park Coventry - Lease Re- gear**

Further to Minute 28 above, the Cabinet Member for Jobs, Regeneration and Climate Change considered a private report of the Director of Property Services and Development which detailed confidential financial and business matters relating to the surrender of the current lease on Progress House, Westwood Way, and to the regrant of a new lease.

As indicated in Minute 28 above, Councillor Akhtar, Chair of the Scrutiny Co-ordination Committee, having considered both the public and private report agreed the need for urgency and therefore the decisions in relation to this matter are not subject to call in.

RESOLVED that the Cabinet Member for Jobs, Regeneration and Climate Change:-

1. **Notes the petition requesting that the Council does not allow the demolition of the building known as Progress House “until a planning application for reasonable restoration of the site has been approved”.**
2. **Notes the petition presented at the meeting requesting that “the re-gearing of the lease of Progress House, Westwood Way is not agreed at the Council Meeting on Monday 13th May 2024 until full and appropriate due diligence has been undertaken and satisfied.”**
3. **Accepts the surrender of the existing lease across the former Progress House site at Westwood Business Park and grant a new 150**

year lease to Barnwell Gate Limited or their nominated investment fund or investor, to facilitate the development of up to 544 bed Purpose Built Student Accommodation with a minimum initial ground rent as outlined in the report.

4. Delegates authority to the Director of Property Services and Development, following consultation with the Director of Finance and Resources and the Director of Law and Governance, 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.
5. Delegates authority to the Director of Property Services and Development, following consultation with the Cabinet Members for Jobs, Regeneration and Climate Change and the Cabinet Member for Strategic Finance and Resources, for any subsequent variation in terms.

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

There were no other items of urgent private business.

(Meeting closed at 3.40pm)

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Public Report
Cabinet Member

Cabinet Member for Jobs, Regeneration and Climate Change

30 July 2025

Name of Cabinet Member:

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

Director approving submission of the report:

Director of Property Services and Development

Ward(s) affected:

St Michaels

Title:

Leasehold Disposal of Broadgate House

Is this a key decision?

No - It is not anticipated that the financial value of this decision will exceed the threshold for a key decision.

Executive summary:

Broadgate House is a listed mixed-use building in the heart of Coventry's city centre. Currently the upper floors are offices occupied by Council staff but there is a planned phased programme of service relocation to alternative Council accommodation due to commence shortly in order to deliver a significant on-going cost saving.

Once Broadgate House becomes vacant and surplus to the Council's requirements, which is anticipated to be in the Autumn of 2025, there will be a need to identify an alternative use for the former office space.

This report seeks approval for officers to commence marketing Broadgate House and for the disposal of a long leasehold interest.

Recommendations:

The Cabinet Member for Jobs, Regeneration and Climate Change is recommended to:

1. Declare Broadgate House, surplus to the Council's requirements.
2. Approve the long leasehold disposal of Broadgate House via an open market process.
3. Delegate authority to the Director of Property Services & Development and Director of Legal Services, following consultation with the Cabinet Member for Jobs, Regeneration and Climate Change and the Cabinet Member for Strategic Finance and Resources, to select a purchaser, and conclude the legal documentation and grant of a new long lease over the property.
4. Approve the use of the capital receipt being applied to off-set the costs of relocating staff and services from Broadgate House with any surplus receipt being added to corporate resources.

List of Appendices included:

N/A

Background papers:

N/A

Other useful documents

N/A

Has it or will it be considered by Scrutiny?

No

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

No

Will this report go to Council?

No

1. Context

Location

- 1.1 Broadgate House is located within the pedestrianised, mixed-use area of the city centre, adjacent to residential, leisure and retail occupiers and situated on the edge of City Centre South development area.
- 1.2 Broadgate House includes a number of elements of public art including plaster friezes as well as the popular 'Peeping Tom/ Lady Godiva' clock, all of which form an important part of Coventry's heritage and will be preserved.

The Property

- 1.3 Broadgate House is a Council owned freehold Grade II listed building.
- 1.4 Constructed as part of the initial phase of the post war regeneration of Coventry's city centre. The Festival of Britain architectural style building opened in 1953 as a mixed-use development.
- 1.5 Broadgate House currently comprises retail accommodation to the ground floor, with five storeys of office accommodation above. The office accommodation totals approximately 6,200 sq m (66,000 sq ft).
- 1.6 The L shape building includes a number of pieces of public art including the Lady Godiva clock feature and a bridge link walkway between Broadgate and Hertford Street with sculptural panels beneath the bow windows and a mosaic panel depicting the sixteenth century Coventry Martyrs as well as carvings to the stone clad columns which must be retained and preserved.
- 1.7 The ground floor retail units and the leisure unit are let to commercial tenants, with the Council receiving the rental income and managing a service charge. The upper floors are currently occupied by Council staff, however, the Council has decided to relocate staff to alternative Council accommodation.

Proposed Scheme

- 1.8 It is anticipated that the opportunity to refurbish the upper floors of this prominent and imposing building will engender a range of interested investors and developers to bring forward a range of proposals. The Council would welcome a range of uses to be incorporated including the encouragement of private and affordable residential accommodation but excluding student housing.
- 1.9 The intention is to effect a disposal by way of an agreement for lease and new long lease of the upper floor space. The Council will retain the ground floor retail units and will maintain the rental income from those commercial lettings.

2. Options considered and recommended proposal

Option 1 – Do Nothing (Not recommended)

- 2.1 A do nothing approach would result in the upper floors of Broadgate House being vacant and incurring holding costs for the Council whilst not providing the opportunity to attract additional investment in the city centre.

Option – 2 An alternative use by the Council (Not recommended)

- 2.2 Once vacated, the Council has no current need or planned use for the upper floors of Broadgate House and has declared the building surplus to requirements.

Option – 3 Let the building as offices or for an alternative commercial use (Not recommended)

- 2.3 Commercial property agents have been approached informally and advise that there is no demand for Broadgate House in its current state but there may be limited demand for refurbished offices.
- 2.4 Investment required to secure an office letting would be significant due to the extensive refurbishment works required to bring Broadgate House up to modern office standards.
- 2.5 The high capital cost, void period and risks associated with securing tenants mean this option is not recommended.

Option 4 – Secure a development Partner or the Council undertakes a residential conversion itself (Not recommended)

- 2.6 For the Council to undertake a change of use conversion itself it would require capital funds and new resource, or a development partner would need to be selected to undertake the works on the Council's behalf.
- 2.7 Due to the timing and specialised nature of the project it is not recommended that the Council deliver the development itself or go through the procurement process to select a development partner to work with on the scheme jointly.

Option 5 – Dispose of a long lease (Recommended)

- 2.8 The recommendation is to dispose of Broadgate House to a developer with the upper floors re-developed and occupied for alternative uses.
- 2.9 Student housing would not be considered a suitable use for the building.
- 2.10 A long leasehold disposal is the most financially prudent option, providing a receipt and avoiding vacant holding costs. A disposal will see Broadgate House in continued use and will result in jobs and new homes within the City Centre.

2.11 The Council intends to retain the ground floor commercial retail units and shall continue to maintain the rental income from those commercial lettings.

3. Results of consultation undertaken

3.1 No public consultation has been undertaken.

4. Timetable

4.1 It is anticipated that Broadgate House will be marketed with terms agreed with a developer in three to six months. Subject to planning consents and listed building consent the developer could be on site within 12 to 18 months.

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

5.1 Financial implications

5.1.1 The financial implications of this transaction include a receipt for Broadgate House on disposal and the removal of a vacant liability and vacant holding costs for the Council.

5.1.2 Holding costs will depend on what activities are still required post disposal, for example security, insurance, utilities and so on. In the short term holding costs will be met from existing budgets and the overall post disposal saving will contribute to the organisations saving targets.

5.1.3 Any capital receipt will be recycled into covering the capital costs incurred in relocating staff from the building. Any surplus will contribute to corporate resources.

5.1.4 More detailed analysis will be provided once marketing has been undertaken and there is a proposed scheme.

5.2 Legal implications

5.2.1 The Council has the power to dispose of land and is required to obtain the best consideration reasonably obtainable, in accordance with the provisions of S.123 of the Local Government Act 1972.

5.2.2 A new long lease will be drafted once the terms of a transfer agreement have been agreed and approved by Commercial Property Management and the Developer.

5.2.3 More detailed analysis will be provided once marketing has been undertaken and there is a proposed scheme.

5.2.4 Officers will report back to Cabinet Member detailing the final terms of the agreed disposal

6. Other implications

6.1. How will this contribute to the One Coventry Plan?

The closing of Broadgate House will deliver an on-going cashable saving contributing to Corporate Savings targets. The development proposal will bring investment, a new residential development and avoid a vacant property in the City Centre.

6.2. How is risk being managed?

Risks will be monitored and managed during the course of the disposal process and at developer selection stage.

6.3. What is the impact on the organisation?

There may be an impact on the budget of the Property and Development service if units which are currently let are included within the sale. There will be a positive impact on the facilities management budget.

6.4. Equalities / EIA?

- 6.4.1 An Equality Impact Assessment (EIA) has been considered with a full EIA not required as the proposal is a property transaction where the Council services have already been relocated

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

Re-utilising an existing property is a sustainable approach particularly when compared to new build or a demolition and new build.

6.6. Implications for partner organisations?

N/A

Report author(s):

Name and job title:

Paul Beesley, Head of Development, Disposal & Acquisitions
Carwyn Beswick, Surveyor, Development, Disposal and Acquisitions

Directorate:

Property Services and Development

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Contributor/approver name	Title	Service Area or organisation	Date doc sent out	Date response received or approved
Contributors:				
Suzanne Bennett	Governance Services Co-ordinator	Governance Services	07/ 04/ 25	07/ 04/ 25
Names of approvers for submission: (officers and members)				
Finance: Helen Williamson and Xiao-Ming Hu	Finance Manager	Finance	26/ 03/ 25	31/03/25
Legal: Emma Kirby and Julie Sprayson	Commercial Property Lawyers	Legal and Property Services	26/ 03/ 25	31/03/25
Property: Adam Hunt	Strategic Lead Property and Development	Property and Development	02/ 04/ 25	03/ 04/ 25
Director: Richard Moon	Director of Property Services and Development	Property Services and Development	31/ 03/ 25	01/ 04/ 25
Members: Cllr J O'Boyle	Cabinet Member for Jobs, Regeneration and Climate Change	Cabinet Member	03/ 04/ 25	03/ 04/ 25

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Public Report
Cabinet Member

Cabinet Member for Jobs, Regeneration and Climate Change

29 July 2025

Name of Cabinet Member:

Cabinet Member for Jobs, Regeneration and Climate Change
Councillor J O'Boyle

Director approving submission of the report:

Director of Property Services and Development

Ward(s) affected:

Woodlands

Title:

Freehold Disposal of the Site of the Former Faseman House

Is this a key decision?

No

Executive summary:

The site of the former Faseman House is a vacant cleared site, off Faseman Avenue in Tile Hill (the land). The Council owns the freehold interest of the land.

Citizen Housing Group Limited have promoted a scheme for 50 residential units in one block and have secured a resolution to grant Planning from the Council.

This report seeks approval to transfer the freehold of the land to Citizen Housing Group Limited, who will build out the scheme as per the planning application. The accommodation is to be specifically used as Temporary Accommodation with the Councils Housing Team having 100% nomination rights across all of the dwellings.

The capital receipt, being £541,000, will be used to provide further affordable residential development across the city via the Citizen Housing Group Limited and Coventry City Council joint venture.

Recommendations:

The Cabinet Member for Jobs, Regeneration and Climate Change is recommended to:

1. Approve the transfer of the freehold interest at the site of the former Faseman House to Citizen Housing Limited for £541,000.
2. Delegate authority to the Director of Property Services & Development and the Director of Law and Governance , following consultation with the Cabinet Member for Jobs, Regeneration and Climate Change, to conclude the legal documentation for the freehold transfer and any associated matters.

List of Appendices included:

Appendix 1 – Plan of the land

Background papers:

N/A

Other useful documents

Further details of the Planning Application are available on the Councils website under PL/2024/0002356/FULM.

Has it or will it be considered by Scrutiny?

No

Has it 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: Freehold Disposal of the Site of the Former Faseman House

1. Context

The Property

- 1.1 Historically, Faseman House provided two storey office accommodation occupied by the Council. The former buildings were demolished to slab level in 2019, leaving a cleared vacant site (the land). The site is currently fenced with the main vehicle access off Faseman Avenue.

Development Proposals

- 1.2 Citizen Housing Group Limited have submitted a planning application and secured planning committee approval to construct a new block of 50 flats on the land. A planning permission Decision Notice will be granted once a Section 106 Agreement has been completed. The planning application is for a proposed single building, providing one, two and three bed flats set in landscaped grounds. A new access will be formed together with a small new car park.
- 1.3 Citizen Housing Group Limited have obtained grant funding to support the development, without which it would be unviable. The final details of the planning application are agreed; it is anticipated that the land transaction will complete simultaneously with the final planning agreements.
- 1.4 The use of the new building, to be constructed on the land, will be supported accommodation for temporary housing needs. The Council will benefit from 100% nomination rights whilst there is a housing need, helping to meet the Council's ongoing service provision.

Tenure

- 1.5 The Council have a freehold interest in the land and the proposal is to transfer the freehold of the land to Citizen Housing Group Limited. The transfer must occur ahead of the commencement of development as a requirement of the grant funding. There will be provisions to enable the Council to buy back the land (at the same price) if for some unforeseen reason the development is unable to progress within two years of the freehold transfer or Citizen Housing Group Limited amend the planning permission to provide 43 or less residential supported accommodation units. The receipt will be ring fenced until there is committed progress on the development; the Council will not be committed to buy back.
- 1.6 There will also be a right of pre-emption over the site in favour of the Council for a period of 125 years which will give the Council the right of first refusal to purchase the site at market value should Citizen ever consider the disposal of the completed scheme.

2. Options considered and recommended proposal

Option 1 – Do Nothing

- 2.1 A do nothing approach would result in the land remaining unoccupied with no new development being undertaken. It is likely that the funding Citizen have obtained would expire and there is no certainty that new funding could be obtained. The Council would potentially lose the benefit of the Temporary Accommodation that Citizen are to provide.

Option – 2 A Sale in the open Market

- 2.2 Citizen Housing Group Limited are paying market value for the site and have planning committee approval for their intended works. The Council believes there is therefore no benefit to seeking another purchaser. It is likely that an alternative purchaser would not have funding in place, providing a significant risk to delivery and timing.

Option – 3 Sale to Citizen Housing Group Limited

- 2.3 Citizen Housing Group Limited are well placed to develop the land in terms of experience, local knowledge and access to grant funding. A sale to Citizen will see the land developed, creating jobs and provide supported residential accommodation. The accommodation provided will have a positive impact to the Council's temporary accommodation obligations.

3. Results of consultation undertaken

- 3.1 No public consultation in relation to the transfer of the land has been undertaken. The planning application followed the statutory procedure in relation to public consultation.

4. Timetable

- 4.1 Subject to approval, legal documents in relation to the land are anticipated to complete in October 2025 with commencement of the development by Citizen on site early in 2026.

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

5.1 Financial implications

- 5.1.1 The financial implications of this transaction include a receipt for the land of £541,000, verified via a third party RICS valuation report, which is deemed to be the market value.
- 5.1.2 There will be positive impact on the Council's temporary accommodation budget in future years although it can only be quantified when the project is completed and operational.

- 5.1.3 The planned development at the site is eligible for grant funding. It is understood that Citizen Housing Group Limited will be able to meet the costs with its own investment and grant secured; there is no development cost risk to the Council.
- 5.1.4 The capital receipt will be applied and utilised by Citizen Housing Group Limited and Coventry City Council as part of their joint venture to provide and improve housing across Coventry.

5.2 Legal implications

- 5.2.1 The Council has the power to dispose of land and is required to obtain the best consideration reasonably obtainable, in accordance with the provisions of S.123 of the Local Government Act 1972.
- 5.2.2 The disposal will be of the freehold interest in the land.
- 5.2.3 The contract for sale will require Citizen Housing Group Limited to enter into a pre-emption agreement on completion of the sale giving the Council the right of first refusal to purchase the site at market value site in favour for a period of 125 years should citizen Housing Group Limited opt to dispose of the land.
- 5.2.4 Acting on the recommendations is within the Council's powers.

6. Other implications

6.1. How will this contribute to the One Coventry Plan?

The development proposal will bring investment, providing jobs and new residential accommodation.

6.2. How is risk being managed?

Citizen Housing Group Limited are to bear the significant risks associated with the development, including all development risk and any risk of cost overruns. The Council's key risk is of Citizen Housing Group Limited not being able to deliver, which will be covered by way of a buy back provision, which will be inserted into the legal documentation, leaving the Council in no worse position.

6.3. What is the impact on the organisation?

There will be a positive impact to housing and temporary accommodation in addition to the capital receipt.

6.4. Equalities / EIA?

- 6.4.1 An Equality Impact Assessment (EIA) has been considered with a full EIA not required as the proposal is a property transaction where the proposed development is to be undertaken by Citizen.

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

The proposed development of land re-utilises a disused brown field site, providing new purpose built residential accommodation benefitting the community.

6.6. Implications for partner organisations?

N/A

Report author(s):

Name and job title:

Paul Beesley, Head of Development, Disposal & Acquisitions

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Directorate:

Property Services and Development

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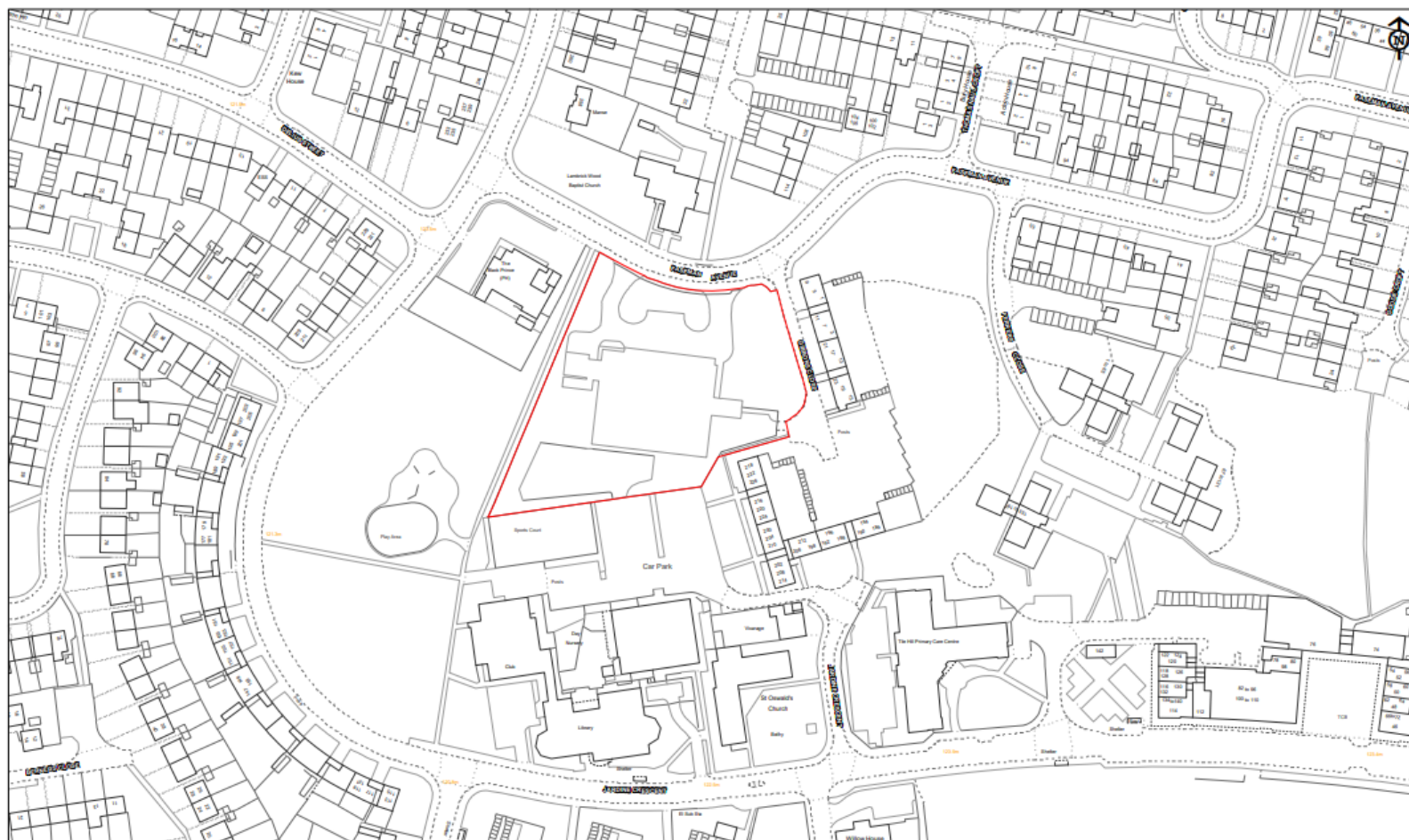
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Names of approvers for submission: (officers and members)				
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Robert Poulton and Emma Kirby	Commercial Property Lawyer	Legal and Property Services	04 06 25	09 06 25
Adam Hunt	Strategic Lead Property and Development	Property and Development	17 06 25	18 06 25
Richard Moon	Director of Property Services and Development	Property Services and Development	17 06 25	18 06 25
Cllr J O'Boyle	Cabinet Member for Jobs, Regeneration and Climate Change	Cabinet Member	02 07 25	21 07 25

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Appendix 1 - Plan - Red line plan identifying the land at the former Fasman House for disposal



Place Directorate
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Coventry City Council
CV1 5RR



Fasman House Fasman Avenue

Scale: 1:1250 Drawn by : LPL Date: 19/05/2025
O.S. Ref. No: 2878 NE LPR - 59- 2025

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