



Cabinet Member for Jobs, Regeneration and Climate Change

Time and Date

1.00 pm on Wednesday, 12 November, 2025

Place

Committee Room 3 - Council House, Coventry

Public Business

1. **Apologies**
2. **Declarations of Interest**
3. **Minutes** (Pages 3 - 6)
 - a) To agree the Minutes of the meeting held on 29 July, 2025
 - b) Any matters arising
4. **Exclusion of Press and Public**

To consider whether to exclude the press and public for the item of private business for the reasons shown in the report.
5. **Former Coventry Swimming Baths, Fairfax Street** (Pages 7 - 14)

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

There are no outstanding issues.
7. **Any Other Items of Urgent Public Business**

Private Business

8. **Former Coventry Swimming Baths, Fairfax Street** (Pages 15 - 26)

Report of the Director of Property Services and Development.

(Listing officer: A Hunt – e mail Adam.Hunt@coventry.gov.uk)
9. **Any Other Items of Urgent Private Business**

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

4 November, 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)

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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 10.30 am on Tuesday, 29 July 2025

Present: Councillor J O'Boyle (Cabinet Member)

Other Members: Councillor J Blundell (Shadow Cabinet Member)

Employees (by Directorate):

Law and Governance S Bennett, J Redfern

Property Services and Development P Beesley, C Beswick

Public Business

1. Declarations of Interest

There were no disclosable pecuniary interests.

2. Minutes

The Minutes of the meeting held on 13 May, 2024 were agreed and signed as a true record.

There were no matters arising.

3. Leasehold Disposal of Broadgate House

The Cabinet Member for Jobs, Regeneration and Climate Change considered a report of the Director of Property Services and Development which indicated that 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. The report sought approval for officers to commence marketing Broadgate House and for the disposal of a long leasehold interest.

The report outlined the features of Broadgate House, which is a Council owned freehold Grade II listed building, constructed as part of the initial phase of the post war regeneration of Coventry's city centre. 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.

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.

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. The report indicated that a long leasehold disposal is the most financially prudent option, providing a receipt and avoiding vacant holding costs. A disposal would see Broadgate House in continued use and result in jobs and new homes within the City Centre.

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

- 1. Declares Broadgate House surplus to the Council's requirements.**
- 2. Approves the long leasehold disposal of Broadgate House via an open market process.**
- 3. Subject to the value of the lease being within the Cabinet Member's financial approval limit, delegates authority to the Director of Property Services & Development and Director of Law and Governance, 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. Approves 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.**

4. Freehold Disposal of the Site of the Former Faseman House

The Cabinet Member for Jobs, Regeneration and Climate Change considered a report of the Director of Property Services and Development which sought approval to transfer the freehold of the site of the former Faseman House to Citizen Housing Group Limited to facilitate the development of the site to provide Temporary Accommodation within the Councils Housing Team.

The report indicated that Faseman House is a vacant cleared site off Faseman Avenue in Tile Hill and formally provided two storey office accommodation occupied by the Council. The 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. 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.

Citizen Housing Group Limited have also obtained grant funding to support the development, without which it would be unviable. The final details of the planning application are agreed and it is anticipated that the land transaction will complete simultaneously with the final planning agreements. 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.

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.

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.

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

1. **Approves the transfer of the freehold interest at the site of the former Fasman House to Citizen Housing Limited for £541,000.**
2. **Delegates 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.**

5. Outstanding Issues

There were no outstanding issues.

6. Any Other Items of Urgent Public Business

There were no other items of urgent public business.

(Meeting closed at 10.50am)

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Public report

Cabinet Member

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, Regeneration and Climate Change

12 November 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. Michael’s

Title:

Former Coventry Swimming Baths, Fairfax Street

Is this a key decision?

No

Executive summary:

The former Coventry Swimming Baths on Fairfax Street have been closed since 2020. During that time, the Council has been working with its regeneration partner Coventry Regeneration Limited (“CRL”), who are a Special Purpose Vehicle of Redford Developments Limited (previously called “Rainier”), to undertake extensive and comprehensive work to seek viable and sustainable uses for the buildings. Despite extensive efforts, no realistic reuse option has been able to be brought forward.

The cost of mothballing the former Swimming Baths is currently costing the taxpayer approx. £400k per year. Given that there is no realistic chance of reuse of the buildings, as well as the cost to the public purse, the Council wishes to take forward the necessary steps set out below in order to realise the demolition of the buildings:

- Prepare and submit an application to secure a Listed Building Consent (the Swimming Baths are Grade II listed) for the demolition of the buildings. The Council will jointly fund the cost of this work with CRL. As part of the work to date, there has been extensive engagement with Historic England and they confirmed that they will not object to an application for the demolition of the Swimming Baths.
- Once a consent is secured, this will put the Council in the best place to seek to secure the funding required for the actual demolition of the buildings. This will also pave the way working alongside CRL to undertake further work to ultimately realise a high quality regeneration scheme on the site of the former Swimming Baths for the benefit of Coventry and its communities.

Recommendations:

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

- 1) Approve proposals to take forward the necessary work to bring forward a Listed Building Application for the demolition of the former Coventry Swimming Baths in Fairfax Street
- 2) Approve the acceptance of £50,000 grant funding from Homes England to be utilised towards the Council's contribution to the costs of the Listed Building Application
- 3) Approve the use of £252,000 from existing capital receipts to fund the remainder of the Council's contribution towards the £514,000 cost of the preparation and submission of the Listed Building Application, with the remaining cost being provided by CRL.
- 4) Authorise that the existing Exclusivity Agreement between the Council and CRL be varied to align with the principles set out in the heads of terms contained at appendix 1 of the private element of this report.
- 5) Delegate authority to the Director of Property Services and Development, following consultation with the Director of Law and Governance, the Director of Finance and Resources and the Cabinet Member for Jobs, Regeneration and Climate Change, to:
 - undertake all necessary due diligence; and
 - thereafter, enter into the legal agreements and any associated matters resulting from the Decisions which are required in order to bring into effect the recommendations set out in this report.

List of Appendices included:

The following appendices are attached in the private element of this report:

Appendix 1 – Draft Heads of Terms for variation to Exclusivity Agreement with CRL

Background papers:

Report to Cabinet 12 February 2019 "Acceptance of Sport England Grant Funding towards 50m Swimming Pool at Alan Higgs Centre and future of Coventry Sports and Leisure Centre"

Report to Cabinet 30 August 2016 "City-Wide Public Leisure Provision"

Report to Cabinet 5 August 2014 "Coventry Sports Strategy 2014-2024"

Report to Cabinet 5 August 2014 "City Centre Sports and Public Leisure Facility Development"

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

Report Title: Former Coventry Swimming Baths, Fairfax Street

1. Context (or background)

- 1.1. Coventry Swimming Baths (also known as Coventry Leisure Centre) was closed to the public in 2020. This followed earlier Cabinet and Council Decisions in 2014, 2016 and 2019 confirming that the Swimming Baths were increasingly unfit for purpose and that there were more effective and sustainable uses for the public funding that goes into running resident focused leisure facilities. This resulted in new leisure facilities being built in the city centre (The Wave) and in Stoke Aldermoor (the Alan Higgs Centre).
- 1.2. Cabinet took the decision in February 2019 to declare the Swimming Baths surplus to requirements and also consented to their future disposal. This resulted in the Council running an expression of interest process to seek a partner to look at all options for the Swimming Baths and the adjacent Sports Centre (also known as “The Elephant”). This resulted in the appointment of CRL as the partner.
- 1.3. The Council has been working with its partner since February 2020 to seek users, occupiers and investors for both the Swimming Baths and The Elephant. This work has included comprehensive and targeted marketing campaigns, surveys and, where relevant, negotiations with interested parties. However, no realistic proposal has ever been able to be brought forward for formal decision-making. By way of example, following discussions with an investor regarding the potential for exhibition, leisure and food hall space in the Swimming Baths, the financial appraisal showed a funding gap of c.£13m.
- 1.4. During this time, the holding, security and maintenance costs associated with the mothballing of the Swimming Baths continue to be a burden on the taxpayer. The annual costs associated with the Swimming Baths and The Elephant (they are physically connected via a walkaway and with servicing media) are c.£400k per year. If, in due course, the Swimming Baths are demolished then this will lead to a significant saving to the public purse through a reduction in these holding costs.
- 1.5. The proposed Listed Building Application for the demolition of the Swimming Baths does not include any proposals for the demolition of The Elephant. We are continuing to seek users and occupiers for that building at this point in time.
- 1.6. The Council, through its regular engagement with Homes England, has been successful in securing £50,000 of grant funding to be used as a contribution towards the Council’s costs of producing the Listed Building Application (subject to the recommendations which are the subject of this report being approved.)

2. Options considered and recommended proposal

- 2.1. Option 1. Continue to market the site to occupiers and investors (not recommended)
 - 2.1.1 Both the Swimming Baths and The Elephant have been being actively marketed since 2021. As well as marketing exercises ran by Avison Young which targeted potential occupiers and included print and online media, this has also included promotion in

Council and WMCA produced investment prospectuses. These exercises resulted in a number of viewings and expressions of interest but no financially realistic proposals were ever able to be brought forward. Given this extensive work to date, and the ongoing deterioration of the building, it is considered highly improbable that a deliverable proposal for the reuse of the Swimming Baths could ever be forthcoming and for these reasons this option is not recommended.

2.2 Option 2. Take forward an application for the demolition of the Swimming Baths without a partner (not recommended)

2.2.1 Pursuant to the Cabinet Decisions in February 2019 approving the Swimming Baths as property surplus to requirements and consenting to the commencement of a disposal process, the Council ran an expressions of interest process which resulted in an Exclusivity Agreement being entered into with CRL. This exclusivity period has resulted in significant work being undertaken to seek investment and occupation of the Swimming Baths and significant engagement with Historic England to arrive at a point where there can be confidence regarding the Planning approach to secure a consent for demolition.

2.2.2 Whilst the Exclusivity Agreement runs until June 2026, the Council could decide that it alone will fund the cost of preparing the planning application and oversee and manage the application itself. There is no compelling reason at this stage for the Council to incur all these costs itself and, furthermore, a Listed Building Application such as this is a specialist piece of work where specialist management of the process is required and a partner with specialist development and planning expertise adds significant value to the process. For these reasons this option is not recommended.

2.3 Option 3. Take forward an application for the demolition of the Swimming Baths in partnership with CRL (recommended)

2.3.1 This approach includes varying the current Exclusivity Agreement to include the key terms set out in Appendix 1 within the private element of this report. If Planning Consent is secured, the Council will look to secure the funding for demolition during this three year period and, if successful, the parties will revisit the Exclusivity Arrangement to establish delivery arrangements for the next phases of the project. A further report will be brought back for Governance consideration in due course to agree the future delivery arrangements, the funding necessary for the demolition and the implementation of the Planning Consent and any further budgetary requirements associated with the variations to the Exclusivity Agreement.

3. Results of consultation undertaken

3.1. The Council has consulted with Historic England to inform its approach to the building and the Planning process and they have confirmed that they will not object to an application for the demolition of the Swimming Baths, citing the significant cost to the public purse of managing and maintaining the building being very hard to justify and they have also stated that the proposed planning strategy where the Council is separating out approvals for the demolition with that for a future replacement scheme is a pragmatic approach.

4. Timetable for implementing this decision

- 4.1. If the proposals that are the subject of this report are accepted then it is anticipated that the Listed Building Application will be submitted to the Local Planning Authority before Christmas 2025. Assuming that a Consent is granted, there will then be a three year period for the funding to be secured for the demolition works to commence.

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

5.1. Financial Implications

The financial implications associated with the recommendations that are the subject of this report are set out in the private element of the report.

5.2. Legal Implications

Section 1 of the Localism Act 2011 provides a general power of competence for local authorities. It gives local authorities the same power to act that an individual generally has, provided it is not prohibited by other legislation. The Council has the capacity to develop and submit a planning application to secure the Listed Building Consent, under this power.

The Council will be required to enter into an agreement with Homes England in order to draw-down the grant funding. Legal and Procurement Services will work with officers to review the agreement in order to ensure the Council is not entering into an agreement that may involve any risk to the Council.

Under the proposals set out in this report, an amendment to the current legal exclusivity agreement would need to be completed and entered into by the Council and CRL.

6. Other implications

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

<https://www.coventry.gov.uk/strategies-plans-policies/one-coventry-plan>

This proposal is a necessary step in securing the demolition of the building (which will support the One Coventry Plan objective “Ensuring the continued financial sustainability of the Council” and then for a high quality regeneration scheme to be worked up and delivered (which will support the One Coventry Plan objective “Improving the economic prosperity of the city and region”).

6.2. How is risk being managed?

The Council's key requirements for this project are to ensure that a Listed Building Consent is granted. We have engaged with Historic England to set out the case for demolition, including the financial drain on the taxpayer of keeping the Swimming Baths mothballed, and based on their engagement with, and statements to, us there is confidence that Historic England will not object to the Listed Building Application.

Council officers will also be working closely with CRL to ensure that the Listed Building Application submitted is of a high quality and sufficient for the Local Planning Authority to be able to come to a set of decisions regarding this proposal.

6.3. What is the impact on the organisation?

The main impact will be on staff resources in the Property and Development service area.

6.4. Equalities / EIA?

An Equality Impact Assessment (EIA) has been considered. A full EIA is not required as the proposal relates to a planning application to secure the demolition of a vacant, derelict building.

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

N/A at this stage. If there were to be demolition in future it will be managed in accordance with the Council's environmental management policies.

6.6. Implications for partner organisations?

N/A.

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Enquiries should be directed to the above person

Contributor/approver name	Title	Service Area	Date doc sent out	Date response received or approved
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Names of approvers for submission: (officers and members)				
Finance: Helen Williamson	Finance Manager	Finance	21/10/25	22/10/25
Legal: Oluremi Aremu	Head of Legal Services and Procurement	Law and Governance	21/10/25	25/05/25
Director: Richard Moon	Director of Property Services and Development	Property and Development	21/10/25	22/10/25
Members: Cllr J O'Boyle	Cabinet Member for Jobs, Regeneration and Climate Change	-	03/11/25	03/11/25

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