



Business, Economy and Enterprise Scrutiny Board (3)

Time and Date

2.00 pm on Wednesday, 22nd July, 2026

Place

Diamond Room 2 - Council House

Public Business

1. **Apologies and Substitutions**
2. **Declarations of Interest**
3. **Minutes** (Pages 3 - 6)
 - (a) To agree the Minutes of the meeting held on the 25th of March 2026
 - (b) Matters arising
4. **City Centre South** (Pages 7 - 22)

Briefing Note of the Director of Property Services and Development
5. **Work Programme** (Pages 23 - 28)

Report of the Scrutiny Co-ordinator
6. **Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved**

Private Business

Nil

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

Tuesday, 14 July 2026

Note: The person to contact about the agenda and documents for this meeting is Tom Robinson, Governance Services Email: tom.robinson@coventry.gov.uk

Membership: Councillors S Gray (Chair), J Jones, C Phillips, K Sandhu, D Stainton,

E Ruane

By invitation: Councillor L Kelly (Cabinet Member for Jobs, Regeneration and Climate Change)

Public Access

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Tom Robinson, Governance Services
Email: tom.robinson@coventry.gov.uk

Coventry City Council
Minutes of the Meeting of Business, Economy and Enterprise Scrutiny Board (3)
held at 2.00 pm on Wednesday, 25 March 2026

Present:

Members:

Councillor R Singh (Chair)
Councillor P Akhtar
Councillor J Blundell
Councillor T Jandu
Councillor R Lakha (substitute for A Kaur)
Councillor G Lewis
Councillor J McNicholas
Councillor B Singh

Other Members:

Councillors J O'Boyle (Cabinet Member for Jobs, Regeneration and Climate Change)

Employees (by Service Area):

Law and Governance G Holmes, T Robinson

Regeneration and Economy J Norton, S Weir

Apologies:

Councillor A Kaur and P Hetherton (Cabinet Member for City Services)

Public Business

33. Declarations of Interest

There were no disclosable pecuniary interests.

34. Minutes

The Minutes of the meeting held on 4th February, 2026 were agreed and signed as a true record.

There were no matters arising.

35. Greenpower Park and West Midlands Investment Zone

The Scrutiny Board considered a Briefing Note of the Director of Regeneration and Economy which provided an update on the Greenpower Park development and the wider Coventry & Warwick Investment Zone. The report was a further update to that provided to the Board on 12 March 2025.

During the officers' summary of the note, they highlighted that Coventry City Council (CCC) owns the freehold of Coventry Airport, a 125 hectare (Ha) site in

Warwick District. In 2021, the Council formed a joint venture with Coventry Airport Limited, which has a long leasehold over the site in-order to promote the site as the location for a battery gigafactory. The site is being marketed as Greenpower Park.

Planning approval for a total of 530,000m² of development on the site for battery manufacturing and associated uses such as battery recycling, Research & Development (R&D), supply chain and HQ functions was agreed in January of 2022, which once developed could lead to the creation of 6000 jobs.

The investment zone is one of eight in the UK, specifically focusing on battery manufacturing, utilising tax reliefs, planning mechanisms and innovation, skills and business support to create private sector growth and quality jobs. Greenpower Park, together with adjacent sites at SEGRO Park Coventry, Whitley South and Whitley East are collectively known as the Coventry & Warwick Investment Zone (CWIZ) - a site map was attached at appendix 1 to the briefing note.

The Cabinet Member for Jobs, Regeneration and Climate Change, Councillor J O'Boyle, further elaborated on the benefits on the investment zone and the Council's partnership working with the Rigby Group to make it an attractive investment opportunity for international businesses.

The Board made comments, sought assurances and asked questions on a number of issues including:

- The relationship between the 3 West Midlands investment zones: Coventry (battery manufacturing), Birmingham (life sciences), and Wolverhampton (green construction).
- The benefit of the investment zone to local residents – prioritising local residents for employment and companies working with the Council to fast-track recruitment to hundreds of positions quickly.
 - Investors benefitting from the already advanced automotive supply chain infrastructure in the region.
- The potential of Chinese investment.
- The timescales and route provision of the VLR (Very Light Rail) line to provide public transport to Greenpower Park and alternate bus routes in the meantime.
- Governance arrangements – WMCA (West Midlands Combined Authority) Investment Zone Board, WMCA Oversight and Scrutiny Board, alongside regular progress updates back to Scrutiny Board 3.
- Coventry Airport ceasing operations in June 2026.
- The investment supplied by the Rigby Group and the potential to see s.106 money from developers.
- How power supply to the site, and power creation, would be provided by renewable energy.
- Freehold and leasehold arrangements in partnership with the Rigby Group.
- The key development constraints on the investment zone – planning permission and tax incentives specifically for battery manufacturing.
 - Legal arrangements in place to prevent other developments such as data centres or housing.

- Midland Air Museum remaining on site with the potential to benefit from the development.
- 50% of the site being allocated as greenspace especially on the outside barrier to off-set development.
- Power supply being solely for the site alone.
- Traffic disruptions in Lower Stoke around Humber Rd and London Rd.

RESOLVED that the Business, Economy and Enterprise Scrutiny Board considers the content of the briefing note.

36. Progress Update - Local Cycling and Walking Infrastructure Plan (LCWIP) Task & Finish Group

The Scrutiny Board considered a Briefing Note of the Scrutiny Co-ordinator which provided an update on the work undertaken by the Local Cycling and Walking Infrastructure Plan (LCWIP) Task and Finish Group and its recommendations.

The Group was established to develop an understanding of the evidence, issues and options informing the LCWIP and provide constructive input to ensure that the emerging strategy was robust, accessible, and aligned with wider council priorities including health, climate change and inclusive mobility.

The Board made comments and asked questions regarding the work of the task and finish group:

- Whether the infrastructure plan included the routes.
- Cycleway proposals around Coundon Wedge Rd.
- The use of consultations to stop the spread of misinformation.
- Involving groups such as the Disability Employee Network (DEN) and the Disability Equality Action Partnership (DEAP) in future consultations.

RESOLVED that the Business, Economy and Enterprise Scrutiny Board:

- 1) Recommends that the Cabinet Member for Jobs, Regeneration and Climate Change ensure that Members are engaged at each stage of the Local Cycling and Walking Infrastructure Plan (LCWIP) development process, ensuring ongoing oversight and input throughout the programme.**
- 2) Ensures that a Task and Finish Group is established in the next municipal year to provide continued oversight and scrutiny of the Local Cycling and Walking Infrastructure Plan as it progresses.**
- 3) Ensures that the final Local Cycling and Walking Infrastructure Plan is submitted to the Business, Economy and Enterprise Scrutiny Board for consideration prior to its submission to Cabinet for approval.**

With the following additional recommendations:

- 4) Consults the DEN (Disability Employee Network) and DEAP (Disability Equality Action Partnership) on updates to the plan.**

5) That the public consultation is used to challenge misconceptions about the programme.

37. Work Programme 2025/26

The Scrutiny Board noted the Work Programme and thanked Members for their participation this municipal year.

38. Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved

(Meeting closed at 3.35 pm)



Coventry City Council

Briefing note

To: Business, Economy and Enterprise Scrutiny Board (3)

Date: 22 July 2026

Subject: City Centre South Development Update

1 Purpose of the Note

- 1.1 To provide a progress update on the City Centre South development including information about support provided to, and work with, Coventry Market traders.

2 Recommendations

- 2.1 The Business, Economy and Enterprise Scrutiny Board are recommended to:
 - 1) To consider the content of the briefing note and presentation (appended to this briefing note)
 - 2) To note the current programme of support provided to Coventry Market traders
 - 3) To identify any further recommendations for the Cabinet Member for Jobs, Regeneration and Climate Change to consider

3 Information and Background

- 3.1 Please see appended presentation setting out key information regarding the City Centre South scheme, current progress, key next steps and information about improvements to, and support for, Coventry Market and its traders.

Appendix 1: City Centre South

Name of Author: Adam Hunt

Job Title: Strategic Lead – Property and Development

Organisation: Coventry City Council

Contact details: Adam.Hunt@coventry.gov.uk

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Coventry City Centre South

Business, Economy
and Enterprise
Scrutiny Board

22 July 2026



City Centre South

- The scheme is a **£450m residential led**, mixed use development across **6.5 hectares** of the city centre
- One of the most significant and important ever investments in the city centre
- **£110m** of WMCA and Council funding, delivered by The Hill Group
- Up to **1575 new homes** along with retail and leisure space
- **20% affordable housing** across whole scheme
- The scheme will create high quality public realm and landscaping which will help to green the city
- Thousands of new residents will live in the city centre along with hundreds of new jobs
- Opportunities for more than **50 new shops and restaurants** in the first phase



Key background (1)

- **Original Planning Consent in 2012!**
- **Jan 2017:** CCC appoints developer following OJEU procurement
- **Feb 2018:** £98.8m Grant Agreement signed by CCC and WMCA.
- **Sep 2020:** Initial phase of works completed – the demolition of Coventry Point
- **Jan 2022:** Outline Planning Consent granted (1300 new homes)
- **March 2022:** Hill Group selected as funding and delivery partner
- **April 2022:** Compulsory Purchase Order (CPO) Made. Assembling the site required 150+ property interests to be acquired
- **Dec 2022:** Cabinet / Council agree additional funding of £32.75m
- **Jan 2023:** Planning Consent for Scheme Variations (1575 new homes); CPO Inquiry held
- **April 2023:** CPO Confirmed

Key background (2)

- **Summer 2023:** National policy changes re building safety – major impact on scheme
- **Jan 2024:** WMCA agree additional £12.2m of grant funding
- **March 2024:** Reserved Matters Consent for Phase One
- **June 2025:** Hoarding starts to go up prior to demolition commencing
- **July 2025:** Hill appoint L&G as the affordable homes provider
- **Dec 2025:** Development Agreement goes Unconditional – this means Hill are contractually obliged to deliver the whole scheme



City Centre South Site

Before



Now



City Centre South – Phase One

Phase 2



A real step change in quality.....

View looking North up Hertford Street

Previous



Proposed



View looking East towards Rover Road

Previous



Proposed



View looking North to the Market

Previous

Proposed

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Delivery

- **Demolition commenced in June 2025** – will be essentially complete when “Iceland” building comes down
- **Key challenges** have included Building Safety Regulator process, utilities diversions, archaeology and ensuring local businesses can continue to operate
- “Head” leases being finalised between CCC, Hill and L&G
- Hill seeking “Build to Rent” funder for 337 homes
- **First new homes** commenced in May 2026 and will be **completed by early 2028**
- **First phase of scheme to be complete by 2033**
- Second phase of scheme (approx. 550 new homes) will have its own Reserved Matters Planning Application in due course



An architectural site plan of the Coventry Market area. The plan shows a large circular building at the top left, surrounded by green spaces and smaller buildings. A large area in the bottom left is highlighted with red diagonal hatching. The plan includes streets, parking areas, and various building footprints. The text 'Coventry Market' is overlaid at the bottom.

Coventry Market – a fantastic location and opportunity



Coventry Market

- Council took back ownership of the Market in November 2024
- Council, Hill and the Market traders have worked together to seek to minimise scheme construction impacts on:
 - footfall and public access
 - deliveries and servicing
 - general amenity
- Council (Cabinet Member Decisions in December 2025) is providing a significant rent and business rent relief offer and working with the traders to improve signage and develop new marketing initiatives
 - 50% rent relief for 2026 and 25% for 2027
 - 100% NNDR relief for eligible traders for 2025/26, 2026/27 & 2027/28
- Ensuring traders can continue to trade and then benefit from the new residents and public spaces around the Market (from early 2028) is a key priority for the Council

Delivering a sustainable future for the Market

External refresh of Market being progressed

- Cost and designs being progressed
- Making steps to submit relevant Planning Applications towards end of July alongside engagement with Traders

Future Internal offer being explored

- We are working with Market experts to look at what might be the art of the possible with evolving the market offer
- Financials and business case being worked through prior to future governance and decision-making

To: Business, Economy and Enterprise Scrutiny Board (3)

Date: 22nd July 2026

Subject: Business, Economy and Enterprise Scrutiny Board (3) Work Programme 2026-27

1 Purpose of the Note

- 1.1 To provide committee members an opportunity to discuss potential items for the work programme 2026-27

2 Recommendations

- 2.1 The Business, Economy and Enterprise Scrutiny Board (3) is recommended to:
- 1) Consider the draft work programme attached at Appendix 1
 - 2) Identify and agree any additional items for the work programme 2026-27

3 Background and Information

- 3.1 The work programme provides a schedule of items for meetings over the coming municipal year. The draft work programme for the Business, Economy and Enterprise Scrutiny Board (3) for 2026-27 is attached at Appendix 1.
- 3.2 Scrutiny work programmes are working documents and will adapt and change over the year to react to Members' requirements. Any item agreed at this meeting does not preclude any future amendments to the work programme.
- 3.3 The remit of the Board covers the portfolios of the following Cabinet Member:

Jobs, Regeneration and Climate Change:

- Economic Development
- City Centre (Regeneration)
- International Trade and Inward Investment
- Commercial and Operational Property
- Growth Company
- Urban Regeneration
- Transportation
- Tourism and Marketing
- Sustainability and climate change
- Social Enterprise Strategy

- Local and Regional Policing
 - Deputising on Leader Items
- Lord Mayor's:
- International Liaison and Diplomacy
 - Peace, Reconciliation and Twinning

4 Health Inequalities Impact

- 4.1 There is no impact on health inequalities for these recommendations, but Members may want to consider how identified work programme items may impact on health inequalities.

Appendix 1: SB3 Work Programme 2026-27

Gennie Holmes
Scrutiny Co-ordinator
gennie.holmes@coventry.gov.uk

Please see page 2 onwards for background to items

22 July 2026
City Centre South Development
23 September 2026
Cabinet Member Priorities
21 October 2026
2 December 2026
3 February 2026
17 March 2026
2026/27
One Coventry Approach to Apprenticeships
City Centre North
Rail Update
Destination Coventry
Economic Development Strategy/Skills Strategy 25/26 / CW Economic Development Strategy
Labour Market - assessing number of skills and identify gaps
Domestic Retrofit Programme

Date	Title	Detail	Cabinet Member/ Lead Officer
22 July 2026	City Centre South Development	Update on progress – Requested at the last meeting of the Municipal year 2024. To include the impact on the market (and other businesses that are just outside the redevelopment zone), and what is being done to address those issues.	Adam Hunt
23 September 2026	Cabinet Member Priorities	Written Briefing Note of priorities to be circulated to the Board ahead of the meeting	
21 October 2026			
2 December 2026			
3 February 2026			
17 March 2026			
2026/27			
	One Coventry Approach to Apprenticeships	To be included as a follow on to Skills Strategy item. To consider how SME's are supported to deliver apprenticeships. What support is offered to people who	Kim Mawby/

Business, Economy and Enterprise (3) Work Programme 2026-27

Date	Title	Detail	Cabinet Member/ Lead Officer
		come through the door of the Job Shop? Possibly March 2026. Including partners – private sector and HE.	
	City Centre North	To consider potential development in the north of the city centre – 2026/27	
	Rail Update	Formation of Great British Railways and proposals be included on a future agenda for the Board, once the current rail contract expires. Dependant on national legislation. Possibly 2026/27	Rosie Coyle
	Destination Coventry	Update on Destination Coventry including its performance following on from 24/25. that there is clarification on the value for money of the Council's financial contribution to the DMO and that up to date data is provided from a variety of sources.	Paula Deas
	Economic Development Strategy/Skills Strategy 25/26 / CW Economic Development Strategy	Last came November 25. A further progress report in 26/27 - that future reports on this matter provide comparative information to enable the Scrutiny Board to review the Strategies and Plans objectively.	K Mawby / S Weir
	Labour Market - assessing number of skills and identify gaps	That the Chamber of Commerce be invited to attend a future meeting of the Scrutiny Board and that this be added to the Work Programme	
	Domestic Retrofit Programme	An update to include information on able to pay households that are not eligible for retrofit grant funding, and comparative data on the national distribution of funding to support domestic retrofit.	

Work Programme Decision Flow Chart

