



### **Cabinet Member (Business, Enterprise and Employment)**

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#### **Time and Date**

10.00 am on Monday, 24th June, 2013

#### **Place**

Diamond Room 1 - Council House

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#### **Public Business**

1. **Apologies**

2. **Declaration of Interests**

3. **Minutes**

(a) To agree the minutes of the Cabinet Member (City Development) meeting held on 24th April 2013 (Pages 3 - 4)

(b) Matters Arising

4. **Exclusion of the Press and Public**

To consider whether to exclude the press and public for the items of private business for the reasons shown in the report.

5. **The Freehold Disposal of Land at Adelaide Street to Whitefriars Housing Ltd**  
(Pages 5 - 12)

Report of the Director of City Services and Development Directorate

6. **Site at Aldermans Green Industrial Estate** (Pages 13 - 20)

Report of the Director of City Services and Development Directorate

7. **Outstanding Issues**

There are no outstanding issues

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

#### **Private Business**

9. **The Freehold Disposal of Land at Adelaide Street to Whitefriars Housing Ltd**  
(Pages 21 - 28)

Report of the Director of City Services and Development Directorate

10. **Site at Aldermans Green Industrial Estate** (Pages 29 - 36)

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

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Bev Messinger, Director of Customer and Workforce Services, Council House Coventry

Friday, 14 June 2013

Note: The person to contact about the agenda and documents for this meeting is Matthew Rossi (Tel. 024 7683 3079).

Please note: a hearing loop is available in the committee rooms

If you require a British Sign Language interpreter for this meeting  
OR if you would like this information in another format or  
language please contact us.

**Matthew Rossi**

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## CABINET MEMBER (CITY DEVELOPMENT)

24<sup>th</sup> April 2013

Cabinet Member

Present: - Councillor Kelly

Shadow Cabinet

Member Present: Councillor Taylor

Employees Present:

P. Boulton (City Services and Development Directorate)  
T. Darke (City Services and Development Directorate)  
M. Rossi (Customer and Workforce Services Directorate)  
J. Sprayson (Finance and Legal Services Directorate)

Public Business

### **87. Apologies**

There were no apologies for absence.

### **88. Declarations of Interest**

There were no disclosable pecuniary interests declared.

### **89. Minutes**

The minutes of the Cabinet Member (City Development) meeting held on the 25<sup>th</sup> March 2013 were signed as a true record. The minutes of the joint meeting of Cabinet Member (City Development) and (Neighbourhood Action, Housing, Leisure and Culture) held on 21<sup>st</sup> March 2013 were also signed as a true record.

The Cabinet Member acknowledged the incorrect reference in the London Road Gateway, Parkside, Coventry Land Assembly report (minute 81/12 and 85/12 refers) and acknowledged that authority be delegated to the Director of Finance and Legal Services, rather than Finance and Legal Services Directorate.

### **90. Planning, Transport and Highways (City Development) – Proposed Revisions to Fees and Charges**

The Cabinet Member considered a report of the Director of City Services and Development which sought approval for a schedule of proposed revised fees and charges to be implemented from 1<sup>st</sup> June 2013 or as soon as practicable thereafter following appropriate consultation.

A review had been undertaken in the Planning, Transport and Highways Division of all services provided to residents and businesses to assess whether the Council should be charging and if so, at what level. In determining appropriate levels of charge, the following consideration were taken into account.:-

- The actual cost of delivering the service

- What was the impact on vulnerable groups
- How easily would the new charges be introduced and/or enforced
- The cost of administering the charge
- Benchmarking with other local authorities, where information available
- The impact for demand for that service
- What were the potential risks or consequences e.g. if people choose not to use the service

The Cabinet Member considered the option of leaving fees and charges as they were, however, the reduced income would inevitably impact on jobs and the quality of service provided to the public. Increasing the level of charges beyond those proposed, would risk deterring investors from the City and reducing demand for the service so that income would fall, rather than increase.

The proposed revisions to fees and charges were due to be considered by Planning Committee on 9<sup>th</sup> May 2013. The Cabinet Member noted that the West Orchards Car Park Pass was only available to West Orchards Shopping Centre staff, and Planning Committee should be mindful of this detail in appendix one when considering the report.

**RESOLVED, that after due consideration of the report and the matters raised at the meeting, the Cabinet Member (City Development) approved the proposed fees and charges as set out in appendix one of the report.**

**91. Outstanding Issues**

There were no outstanding issues.

**92. Any Other Items of Public Business**

There were no other items of urgent public business.

(Note: The meeting concluded at 10.30am)



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**A separate report is submitted in the private part of the agenda in respect of this item, as it contains details of financial information required to be kept private in accordance with Schedule 12A of the Local Government Act 1972. The grounds for privacy are that it refers to the identity, financial and business affairs of an organisation and the amount of expenditure proposed to be incurred by the Council under a particular contract for the supply of goods or services.**

Cabinet Member (Business, Enterprise and Employment)

24<sup>th</sup> June 2013

**Name of Cabinet Member:**

Cabinet Member (Business, Enterprise and Employment) – Councillor Kelly

**Director Approving Submission of the report:**

Director City Services & City Development

**Ward(s) affected:**

St Michaels

**Title:**

The Freehold Disposal of Land at Adelaide Street to Whitefriars Housing Ltd

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**Is this a key decision?**

No

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**Executive Summary:**

Following a bidding process with the Homes & Communities Agency (HCA), Whitefriars Housing Group (Whitefriars) were successful in obtaining a capital allowance grant from the Homelessness Change Programme for the provision of a new homelessness centre within Coventry.

Whitefriars has approached the Council to acquire the land at Adelaide Street for a Homelessness Centre in conjunction with adjoining industrial land (in private ownership).

The land is already let to Whitefriars as a depot on a five year lease from 11<sup>th</sup> April 2012.

The site at Castel Street/Adelaide Street was granted planning permission for a 63unit homelessness centre –Planning Reference FUL/2012/2295 on the 7<sup>th</sup> February 2013.

A petition was submitted requesting that the Cabinet Member for City Development refuses to sell the land at Castel St/Adelaide St/Harnell Lane East to Whitefriars. A joint Cabinet Member meeting between the portfolio holders for City Devevelopment & Neighbourhood Action, Housing, Leisure and Culture to consider a response to the petition was held on the 21<sup>st</sup> March 2013. Cabinet Members noted the petitioner's request however officers were requested to continue to

work with Whitefriars to negotiate the terms for disposal of the Council's interest in part of the land making up the site.

A value has been agreed with Whitefriars, which has been approved by both the Valuation Office and the Councils valuation panel as representing "Best Value" under the provisions of Section 123 of the Local Government Act 1972.

**Recommendations:**

The Cabinet Member (Business, Enterprise and Employment) is recommended to (subject to consideration of the private report):

1. Authorise the disposal of the Council site to Whitefriars.
2. Delegate to the Assistant Director of City Centre and City Development Services following consultation with the Cabinet Member, any subsequent variation in terms
3. Delegate to the Director of Finance and Legal Services to complete the necessary legal documentation in this matter.

**List of Appendices included:**

Adelaide Street Report Plan

**Other useful papers:**

Planning Application Reference Number FUL/2012/2295- [report to Planning Committee on 7<sup>th</sup> February 2013](#) (application received approval)

[Joint Cabinet Member Meeting \(City Development\) and \(Neighbourhood Action, Housing, Leisure and Culture\)](#) – Response to Petition: Cabinet Member for City Development to refuse to sell the land on Castle Street/Adelaide Street/Harnall Lane East to Whitefriars Housing Group on the 21<sup>st</sup> March 2013

**Has it been or will it be considered by Scrutiny?**

No

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

No

**Will this report go to Council?**

No

**Report title:** The Freehold Disposal of Land at Adelaide Street to Whitefriars Housing Ltd

## **1. Context (or background)**

- 1.1 The Council owned site outlined in red on the attached plan comprises of approximately 0.17 acres (0.068 hectares). It is currently leased to Whitefriars on a five year lease from 11<sup>th</sup> April 2012 for use as a depot. The development proposals for a new homelessness centre include the adjoining industrial site which is in private ownership and shown edged blue on the plan- an area of approximately 0.47 acres (0.19 hectares).
- 1.2 The proposed new homelessness centre scheme will replace the existing Chace Hostel located in Willenhall currently owned and managed by Whitefriars. This hostel has been operating as a unit for the homeless since the 2<sup>nd</sup> World War and continues to play a key role in meeting the needs of the homelessness in the city under the Council's Housing and Homelessness Strategy. The Chace Hostel is now outdated and its provision to provide support services is limited and falls below modern standards. The Chace Hostel is also located outside the city centre and a new centre within the city centre will enable users to engage with other services provided within the city centre.
- 1.3 Whitefriars with the support of the Council's Housing Strategy Team under the Housing and Homelessness Strategy were successful in obtaining a capital allocation grant from the Homes & Communities Agency (HCA) Homelessness Change Programme to provide a new homelessness centre.
- 1.4 The proposed new Centre is in accordance with the joint Council/HCA Local Investment Plan objectives for regeneration and housing investment principally Thematic Priority C – Delivering Suitable Housing Provision for Vulnerable Groups and Priority F –Targeting Investment to Reduce Worklessness assisting homeless services users into long term employment.
- 1.5 Planning permission was granted for a 63 unit homelessness centre on the Castle Street/Adelaide Street site – Planning Reference FUL/2012/2298 at Planning Committee on Thursday 7<sup>th</sup> February 2013.
- 1.6 Following planning permission for the homelessness centre, a petition was submitted requesting that Cabinet Member for City Development refuses to sell the land at Castle Street/Adelaide Street/Harnall Lane East to Whitefriars Housing Group. A joint Cabinet Member meeting of City Development & Neighbourhood Action, Housing Leisure and Culture was held on the 21<sup>st</sup> March 2013. Cabinet Members noted the petitioners request and it was approved that officers could continue to work with Whitefriars to negotiate terms for the disposal of the Council owned land (forming part of the site for the new centre).
- 1.7 A purchase price has been agreed by Whitefriars Housing Group, which has been verified as representing "Best Value" under Section 123 of the Local Government Act 1972 by the Valuation Office and the Council's valuation panel.

## **2. Options considered and recommended proposal**

- 2.1 **Accept the Offer-** The offer could be accepted for the site. The proposal for a 63 unit homelessness centre satisfies priorities outlined in the HCA Local Investment Plan as specified in paragraph 1.4.

The offer has been approved by the Valuation Office and the Council's valuation panel as representing best value in accordance with the requirements under Section 123 of the Local Government Act 1972 and will contribute towards corporate capital receipts.

**2.2 Decline the Offer** – The offer could be declined and the lease with Whitefriars will continue at the passing rent until expiry in 2017. If the offer was not accepted then the Council would lose the capital receipt, which has been recommended as representing best consideration and the loss of a new homelessness centre within a city centre location.

2.3 It is recommended that the Council accept the offer and dispose of the site to Whitefriars as per paragraph 2.1.

### **3. Results of consultation undertaken**

3.1 As part of the planning process, Whitefriars have undertaken consultation with the local community regarding the new homelessness centre. The extent of the consultation has been covered in the joint cabinet member for City Development & Neighbourhood Action, Housing, Leisure & Culture report dated 21<sup>st</sup> March 2013

### **4. Timetable for implementing this decision**

4.1 Providing Cabinet Member approval is given, it is expected that the disposal will be completed within this financial year.

### **5. Comments from Director of Finance and Legal Services**

#### **5.1 Financial implications**

The rental stream that will be forgone will have first call on the capital receipt with the equivalent capital value having been estimated. The remainder of the receipt will contribute towards corporate resources and it is expected that the disposal will be completed within this financial year.

#### **5.2 Legal implications**

The consideration for the disposal represents the best value reasonably obtainable by the Council upon the disposal of its land, as verified by the Valuation Office and the Councils valuation panel. This meets the Council's requirement to obtain best value reasonably obtainable under the requirements in Section 123 Local Government Act 1972

The Director of Finance and Legal services will complete the freehold transfer of the site to Whitefriars and will collect the sum upon completion.

5.3 It is acknowledged by officers that the freehold of the site was acquired by the Council using its powers under a compulsory purchase order. Officers will consider whether the site is subject to the "Crichel Down Rules" and if it is found that the site is subject to such rules then officers will ensure that the same are complied with prior to the disposal to Whitefriars. If it is considered that the Crichel Down Rules apply then officers will arrange for an appropriate notice to be served on the former owner in compliance with the same.

### **6. Other implications**

#### **Property Implications**

The proposed transaction will contribute towards the corporate financial target as mentioned in 5.1 above.



**6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?**

The capital receipt will contribute towards corporate resources and housing targets.

**6.2 How is risk being managed?**

The risks have been identified in paragraph 2.2 with the loss of the capital receipt and the homelessness centre.

**6.3 What is the impact on the organisation?**

The impact to the organisation will be minimal however it will generate additional work for officers within Finance & Legal Services Directorate in processing the freehold transfer to Whitefriars. The new centre would provide an improved accommodation and more intensive support for vulnerable (mostly single) people becoming homeless therefore assisting the Council to discharge its homelessness obligations more effectively.

**6.4 Equalities / EIA**

At the meeting held on the 25<sup>th</sup> March 2013 officers and members discussed the carrying out of a detailed EIA prior to the disposal of the land to Whitefriars. Officers have subsequently considered the EIA requirement.

An equality impact assessment is a process designed to ensure that a policy project or service does not discriminate against any disadvantaged or vulnerable people. Section 149 of the Equality Act 2010 imposes an obligation on Local Authorities to carry out an equality impact assessment when the local authority is exercising a public function.

An equality impact assessment has not been undertaken by officers as the proposal set out in this report relates to the granting of or the creation of a legal interest in land and does not constitute a change in service delivery policy or the exercise of a public function.

**6.5 Implications for (or impact on) the environment**

The new development is proposed to be designed to be at least BREEAM (Building Research Establishment Environmental Assessment Method) 'very good' standards which will contribute to energy efficient buildings and having a positive impact on the city's carbon footprint.

**6.6 Implications for partner organisations?**

The report concentrates on the disposal of land to Whitefriars only. The implications on the impact for partner organisations has already been covered as part of the planning application by Whitefriars and the previous report dated 21<sup>st</sup> March to joint Cabinet Member for City Development & Neighbourhood Action, Housing, Leisure & Culture.

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

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**Directorate:**

City Services &amp; Development Directorate

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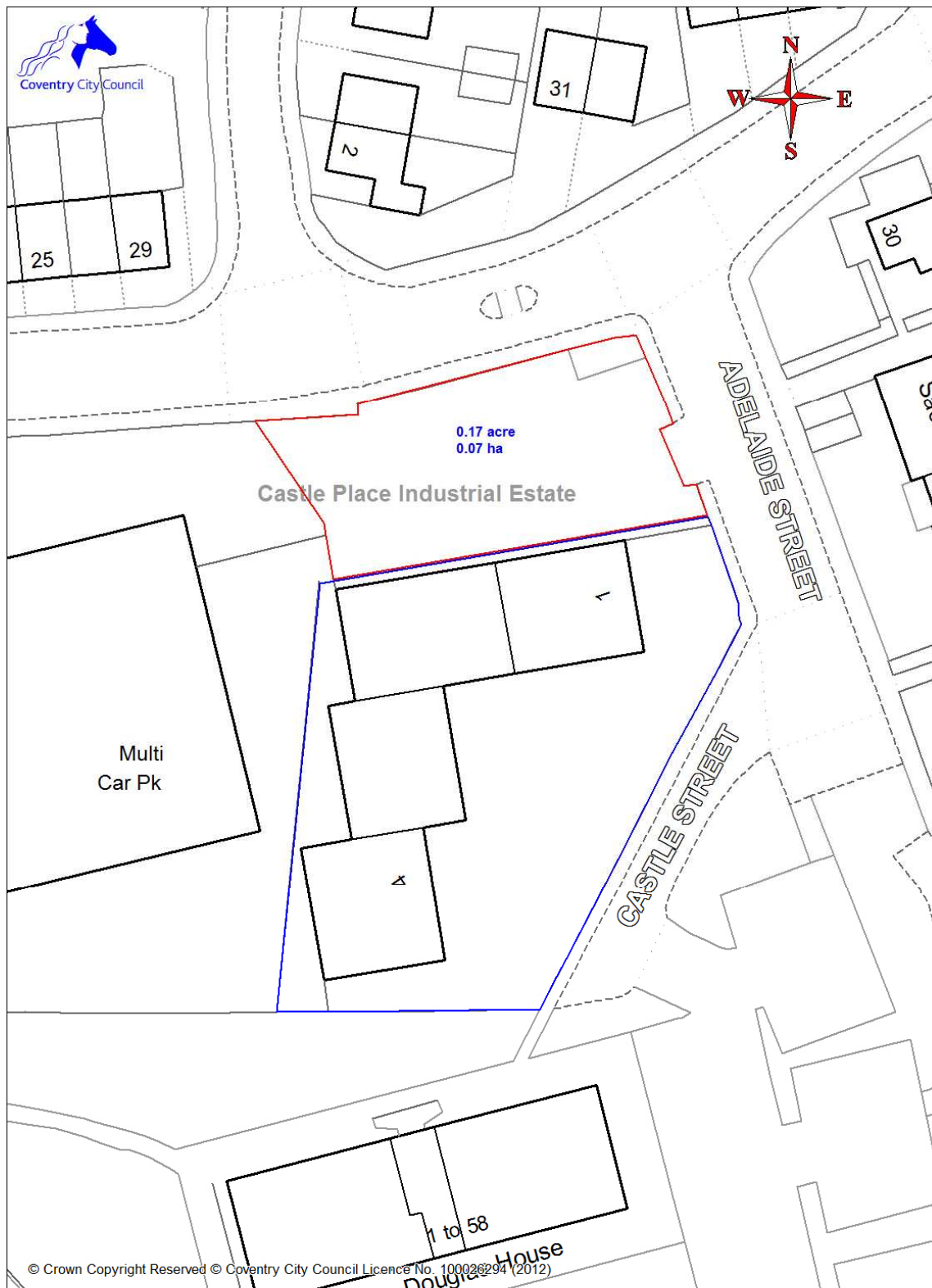
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<b>Contributors:</b>				
Richard Moon	Development Executive	City Services and Development	22/04/2013	22/04/2013
John Stanway	Housing Enabling Officer	Community Services	22/04/2013	08/05/2013
Matthew Rossi	Governance Services Officer	Customer & Workforce Services Directorate	20/05/2013	20/05/2013
<b>Names of approvers for submission: (officers and members)</b>				
Finance: Helen Williamson	Lead Accountant	Finance & legal	22/04/2013	25/05/2013
Legal: Julie Sprayson	Principal Legal Executive	Finance & legal	22/04/2013	23/04/2013
Director: Martin Yardley	Director of City Services & Development	City Services and Development	21/05/2013	21/05/2013
Members: Councillor Kelly	Cabinet Member (Business, Enterprise and Employment)		03/06/2013	03/06/2013

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# Adelaide Street, Coventry.

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Plan Production Date: 25/02/2013

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**A separate report is submitted in the private part of the agenda in respect of this item, as it contains details of financial information required to be kept private in accordance with Schedule 12A of the Local Government Act 1972. The grounds for privacy are that it refers to the identity, financial and business affairs of an organisation and the amount of expenditure proposed to be incurred by the Council under a particular contract for the supply of goods or services.**

Cabinet Member (Business, Enterprise and Employment)

24<sup>th</sup> June 2013

**Name of Cabinet Member:**

Cabinet Member (Business, Enterprise and Employment) – Councillor Kelly

**Director Approving Submission of the report:**

Director of City Services & Development

**Ward(s) affected:**

Henley

**Title:**

Site at Aldermans Green Industrial Estate

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**Is this a key decision?**

No

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**Executive Summary:**

This report seeks approval to the disposal of a long leasehold interest in land at Aldermans Green Industrial Estate. The land, edged red on the attached plan, comprises some 0.33 acres (0.133 hectares) ("the site").

The proposed purchaser is looking to expand its business in Coventry. The Site would make it possible for the company to develop the Site for its own use and occupation or for sub-letting.

The provisionally agreed terms are on the basis that the lease premium will be payable immediately upon the grant of the lease and subject to the prospective purchaser having satisfied it self as to the load bearing capacity of the Site.

**Recommendations:**

Cabinet Member is recommended to (subject to consideration of the private report) approve the grant of the long leasehold interest to the prospective purchaser in consideration of the lease premium on the terms set out in this report.

**List of Appendices included:**

Site plan showing the location of the property for information.

**Other useful background papers:**

None

**Has it been or will it be considered by Scrutiny?**

No

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

No

**Will this report go to Council?**

No

## **Report title:Site at Aldermans Green Industrial Estate**

### **1. Context (or background)**

- 1.1 The site is 0.33 acres (0.133 hectares) and is the last undeveloped site on the estate and is shown edged red on the plan attached to this report ("the Site"). The Site has been marketed by external agents for some 5 years on the basis of the grant of a 125 year lease at a peppercorn rent.
- 1.2 The prospective purchaser has plans to expand its business and the Site gives it the opportunity of fulfilling these plans in Coventry.
- 1.3 The Council's officers are satisfied that the lease premium to be paid represents the best price that can be reasonably obtained in the open market for the interest in the Site therefore satisfying the Council's obligation under Section 123 of the Local Government Act 1972. This view is supported by the Council's external consultant agent.
- 1.4 The offer is subject to the prospective purchaser being satisfied as to the load bearing capacity of the Site.

### **2. Options considered and recommended proposal**

- 2.1 The offer to grant a long leasehold interest in the Site can be rejected. This is not recommended as it would result in the loss of the agreed lease premium.
- 2.2 The offer to grant a long leasehold interest in the Site can be accepted. This is the recommended course of action as it brings a valuable capital receipt to the City Council. It also provides an additional industrial building to add to job creation and growth within the city.

### **3. Results of consultation undertaken**

- 3.1 None has been undertaken as consultation is not appropriate in this case.

### **4. Timetable for implementing this decision**

- 4.1 The offer to take a long leasehold interest is conditional on the proposed purchaser being satisfied as to the load bearing capacity of the site.

### **5. Comments from Director of Finance and Legal Services**

- 5.1 Financial implications –. The premium will contribute towards the corporate capital receipts target for 2013/14 depending on when the lease is completed.
- 5.2 Legal implications – Officers within Finance & Legal Services Directorate will prepare and complete legal documentation for the long leasehold disposal and will collect the payment of the agreed lease premium.
- 5.3 The Council's officers have confirmed that the agreed lease premium satisfies the Council's obligation to obtain the best consideration reasonably obtainable under the provisions of Section 123 of the Local Government Act 1972. This view is supported by the Council's external consultant agent.

## **6. Other implications**

### **6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?**

- The capital receipt will contribute towards corporate capital receipts target
- Improve skills and employment opportunities and support Coventry's businesses to develop, grow and to be more sustainable

### **6.2 How is risk being managed?**

The Council's officers will ensure that all documentation required for the transaction will be in place to enable the completion of the lease at the earliest opportunity.

### **6.3 What is the impact on the organisation?**

The impact on the organisation will be minimal. It will generate additional work for City Services & Development (Commercial Property Management & Planning) and Finance & Legal Services Directorate in processing the provisionally agreed terms for grant of the long leasehold interest to completion and the proposed planning application.

### **6.4 Equalities / EIA Implications for (or impact on) the environment**

The proposal concerns the disposal by the Council of a long leasehold interest in land for development by a private organisation and there is therefore no requirement for an Equality Impact Assessment

### **6.5 Implications for (or impact on) the environment**

The planning application process will enable the Council to closely control the impact of the development of the Site and any environmental impact that this may involve.

### **6.5 Implications for partner organisations?**

There are no implications for partner organisations.



**Report author(s):**

**Name and job title:**

Geoff Robinson – Senior Valuation Surveyor

**Directorate:**

City Services & Development

**Tel and email contact:**

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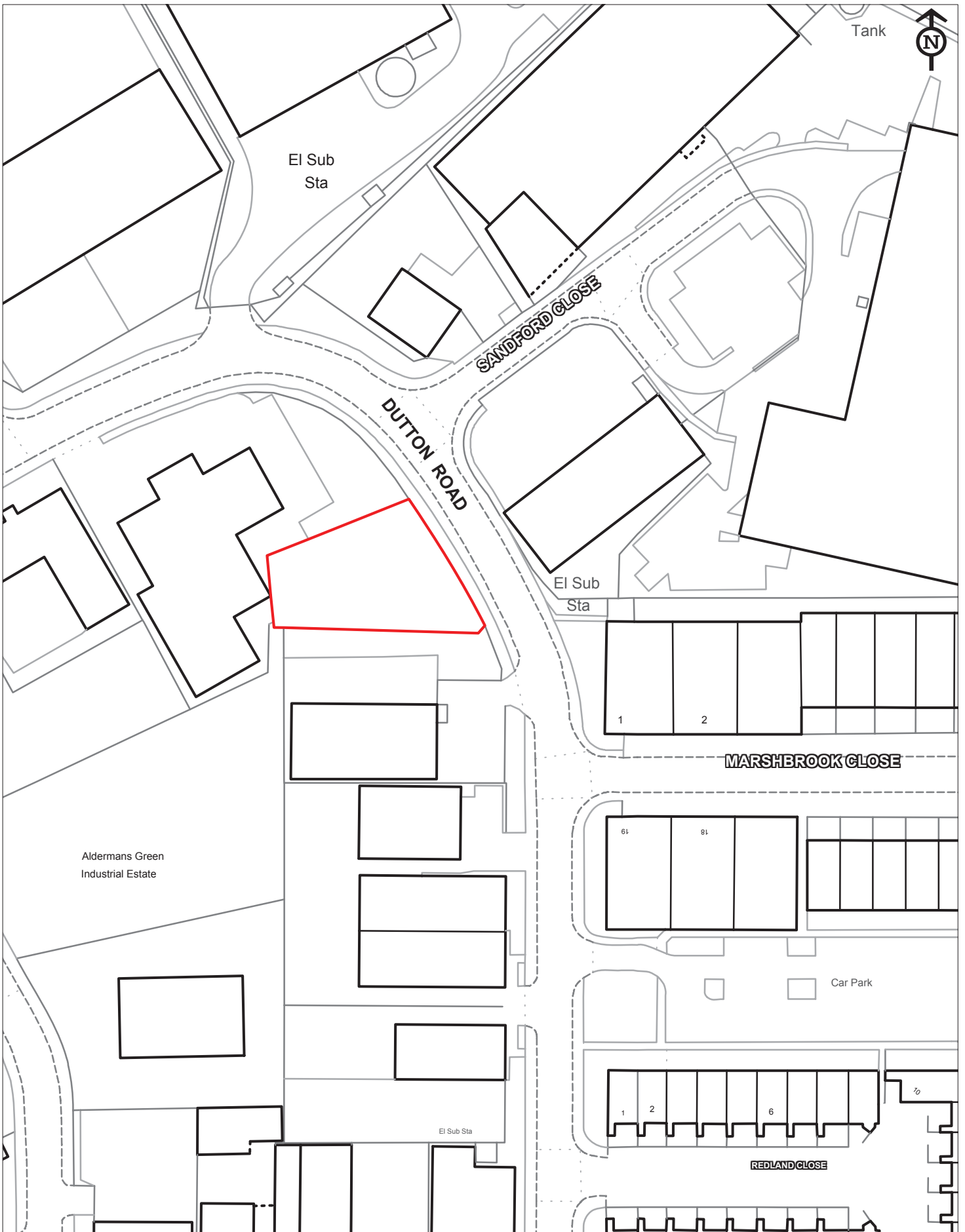
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<b>Contributor/approver name</b>	<b>Title</b>	<b>Directorate or organisation</b>	<b>Date doc sent out</b>	<b>Date response received or approved</b>
<b>Contributors:</b>				
Matthew Rossi	Governance Services Officer	CWS	17 <sup>th</sup> May 2013	17 <sup>th</sup> May 2013
<b>Names of approvers for submission:</b> (officers and members)				
Finance: Phil Helm	Finance Manager	Finance & legal	13 May 2013	13 May 2013
Legal: Julie Sprayson	Principal Legal Executive ; Commercial Team	Finance & legal	13 May 2013	13 May 2013
Director: Name				
Members: Councillor Lynnette Kelly	Cabinet Member (Business Enterprise and Employment)		03 June 2013	03 June 2013

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## Site A Dutton Road

Scale 1: 1250  
 O.S. Ref. No: 3683 SE

Drawn by :LPL  
 LPR- 249 - 2011

Date  
 13/09/2011

Martin Yardley - Director of City Services and Development  
 Nigel Clews - Assistant Director Property Asset Management

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