



Cabinet Member (Business, Enterprise and Employment)

Time and Date

At the Rising of the Meeting of the Joint Cabinet Members (Business, Enterprise and Employment) and (Public Services) to be held at 10.00 am on Monday, 10th February, 2014

Place

Committee Room 2, Council House, Coventry

Public Business

1. **Apologies**
2. **Declaration of Interests**
3. **Minutes** (Pages 3 - 4)
 - (a) To agree the minutes of the Cabinet Member (Business, Enterprise and Employment) meeting held on 18th November, 2013
 - (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. **567-575 Foleshill Road/1 Blackwell Road - Progress Report** (Pages 5 - 10)

Report of the Executive Director, Place
6. **Disposal of Land at the Rear of 11 Gulson Road and 56 Seagrove Road** (Pages 11 - 18)

Report of the Executive Director, Place
7. **Supporting Business Investment in Coventry: Recommendations from Business, Economy and Enterprise Scrutiny Board (3)** (Pages 19 - 24)

Report of the Executive Director, Resources
8. **Lease of ROSE Community Centre, Spon End, Coventry** (Pages 25 - 34)

Report of the Executive Director, Place

9. **Sale of Freehold Land; Bredon Avenue Doctor's Surgery** (Pages 35 - 40)
Report of the Executive Director, Place
10. **Outstanding Issues**
There are no outstanding issues
11. **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

12. **Sale of Freehold Land: Bredon Avenue Doctor's Surgery** (Pages 41 - 46)
Report of the Executive Director, Place
13. **Any other items of private business which the Cabinet Member decides to take as matters of urgency because of the special circumstances involved**

Chris West, Executive Director, Resources, Council House Coventry

Friday, 31 January 2014

Note: The person to contact about the agenda and documents for this meeting is Suzanne Bennett (Tel. 024 7683 3072).

Membership: Councillor Kelly, Cabinet Member (Business, Enterprise and Employment)

By Invitation: Councillor Taylor, Shadow Cabinet Member (Business, Enterprise and Employment)

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.

Suzanne Bennett

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Agenda Item 3

Minutes of the meeting of Cabinet Member (Business Enterprise and Employment) held at 10.00 a.m. on 18th November 2013

Present:

Cabinet Member: Councillor Kelly

Shadow Cabinet Member: Councillor Taylor

Employees (by Directorate):

Place: R. Negro, R. Young

Resources: S. Bennett, J Sprayson

Public Business

31. Declarations of Interest

There were no declarations of interest.

32. Delivering the Jobs Strategy – Half Year Progress (April – September 2013) on the “Jobs Strategy for Coventry 2011-14”

The Cabinet Member considered a report of the Executive Director, Place, which indicated that the Jobs Strategy for Coventry was endorsed by the Council in March 2011. This three year Strategy set out the Council's proactive approach to leading the creation of new jobs and renewing the prosperity of the City. Since the Strategy was endorsed, the economic situation has worsened, economic growth has been slow and unemployment levels remain high. Implementing the Jobs Strategy for Coventry remains both a challenge and an urgent priority to ensure the economic wellbeing of the City and its residents.

The Strategy was now in its final year of delivery and the report summarised the progress made to deliver the Strategy in the past six months from 1st April to 30th September, 2013. The report indicated that the news was very positive, with many performance measures on track to meet or exceed the readjusted higher targets set for the year, and highlighted key achievements.

RESOLVED that, after due consideration of the report and the matters raised at the meeting, the Cabinet Member:-

- (1) Considers and endorses the progress made by the Jobs Strategy for Coventry between April- September, 2013**
- (2) Tasks the Executive Director, Place to develop a revised 3-year Jobs Strategy covering the period 2014-2017 based on a similar level of funding to the previous 3-year programme.**
- (3) Tasks the Executive Director, Place to report back on the likelihood of this funding level being achieved and the options for service delivery between 2014- 2017.**

33. **Outstanding Issues**

There were no outstanding issues

34. **Any Other Public Business**

There were no other items of public business.

There were no other items of private business.

(Meeting closed at: 10.20am)



Public report

Cabinet Member (Business, Enterprise and Employment)

10 February 2014

Name of Cabinet Member:

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

Director Approving Submission of the report:

Executive Director, Place

Ward(s) affected:

Foleshill

Title:

567-575 Foleshill Road/1 Blackwell Road – Progress Report

Is this a key decision?

No

Executive Summary:

The former Cabinet Member (City Development) at the meeting on 23 November 2012, approved an extension of the period the Council has to buy back the land known as 567-575 Foleshill Road/1 Blackwell Road from 7 years to 10 years, to allow the purchaser of the freehold, Edgwick Family and Education Centre (EFEC) additional time to raise the funding necessary to complete the development of a building. The purpose of this report is to advise that during the last 12 months some progress has been made, external block work has been largely completed, window openings formed and a large part of the roof constructed. However, a substantial amount of work is still required to complete the building.

Recommendations:

Cabinet Member (Business, Employment & Enterprise) is requested to note progress on the construction of a community building on land known as 567-575 Foleshill Road/1 Blackwell Road, as referred to in paragraph 1.4. of this report, and to request a further progress report on this issue in 12 months' time.

List of Appendices included:

A Site Plan referred to in the report.

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:

567-575 Foleshill Road/1 Blackwell Road – Progress report

1. Context (or background)

- 1.1 In December 2005, The Edgwick Family and Education Centre Limited (EFEC), purchased the freehold interest in the site 567-575 Foleshill Road / 1 Blackwell Road, Foleshill (0.16ha., see plan 1), for the purpose of constructing a community building.
- 1.2 The project was to be funded entirely by donations from the community and as a precautionary measure, the Council reserved the right to buy back the freehold, within a period of 7 years from the date of the freehold sale to EFEC (this being by 4 December 2012).
- 1.3 At the end of the development period, there was a considerable amount of work still required to complete the building. At the meeting held on 23 November 2012, the former Cabinet Member (City Development) considered the options available to the Council and resolved to extend the Council's buy-back period by 3 years in order to give EFEC additional time to raise the necessary funds and complete the building, subject to an annual report back on progress.
- 1.4 During the last 12 months some progress has been made, external block work has been largely completed, window openings formed and a large part of the roof constructed. However, a substantial amount of work is still required to complete the building.

2. Options considered and recommended proposal

- 2.1 Progress to date remains slow. It is recommended that EFEC should be advised that there is still a substantial amount of work required to complete the building and that alternative methods of funding the remaining works should be explored, as a contingency measure.

3. Results of consultation undertaken

- 3.1 None, this is an update report.

4. Timetable for implementing this decision

- 4.1 EFEC still has almost 2 years to complete the works. The development will continue to be inspected regularly and a further progress report brought back to Cabinet Member, in 12 months.

5. Comments from Executive Director, Resources

- 5.1 Financial implications

- 5.1.1 There are no financial implications for the Council, at this time.

- 5.2 Legal implications

- 5.2.2 There are no legal implications for the Council, at this time.

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)?

6.1.1 The EFEC project contributes to: ***ensuring that children and young people are safe, achieve and make a positive contribution*** by helping residents to improve their skills and get jobs and by reducing the impact of poverty on children and families, improving health and well-being and giving families early support: ***developing a more equal city with cohesive communities and neighbourhoods*** by developing a better understanding of local needs and by solving local problems.

6.2 How is risk being managed?

6.2.1 This update does not involve the Council in any risk.

6.3 What is the impact on the organisation?

6.3.1 This update has no implication for the organisation, at this time.

6.4 Equalities / EIA

6.4.1 An Equality Impact Assessment has not been undertaken, as the proposal simply concerns an existing legal agreement, which should not directly impact on any specific group.

6.5 Implications for (or impact on) the environment

6.5.1 None.

6.6 Implications for partner organisations?

6.6.1 There are no implications for any partner organisations.

Report author(s):

Name and job title: David Cass – Development Surveyor

Directorate: Place

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Enquiries should be directed to the above person.

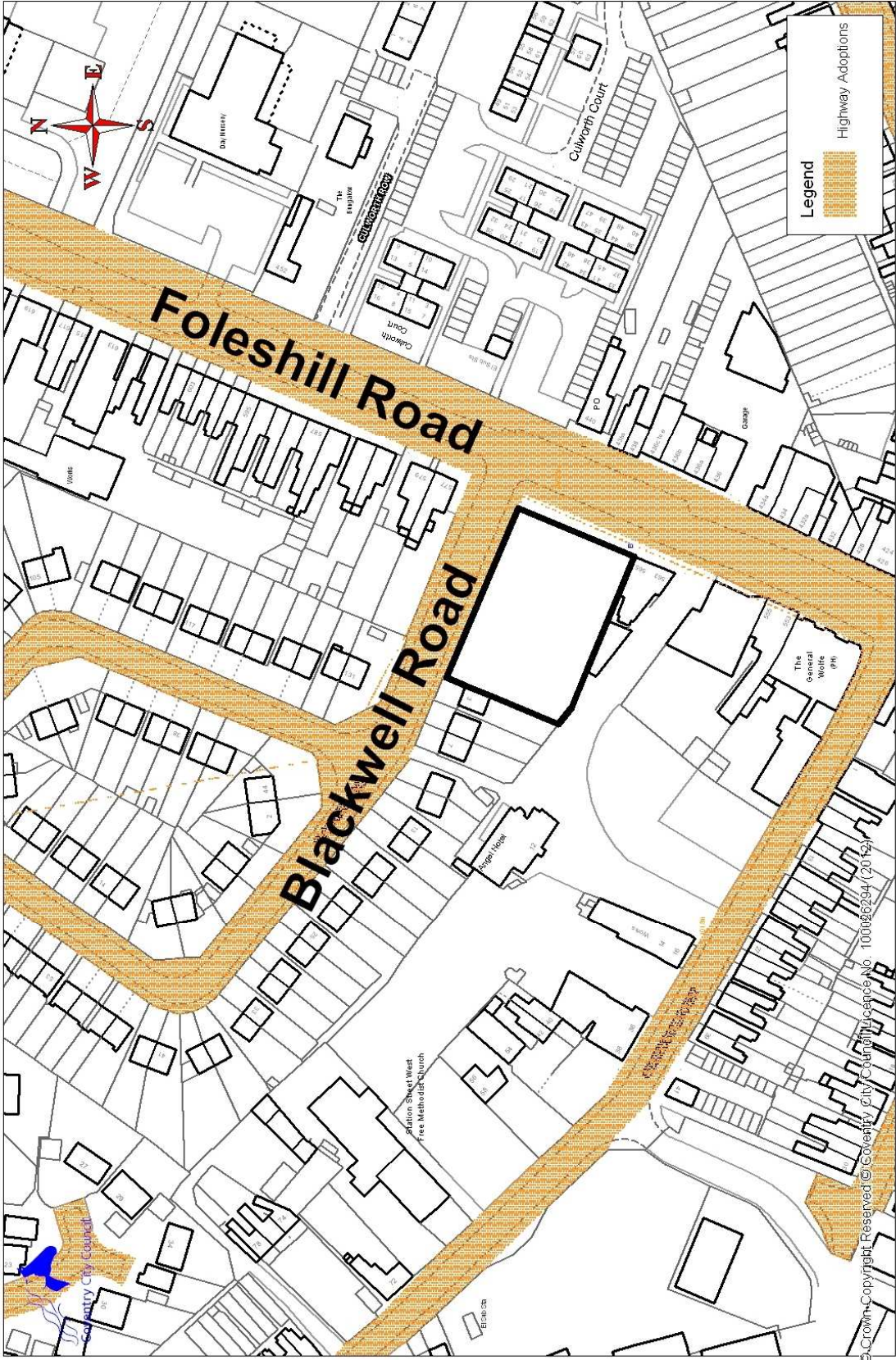
Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Suzanne Bennett	Governance Services Officer	Resources	25:11:13	27:11:13
David Cass	Development Surveyor	Place	25:11:13	
Richard Moon	Senior Development Executive	Place	25:11:13	25 :11: 13
Names of approvers for submission: (officers and members)				
Finance: Phil Helm	Finance Manager	Resources	25:11:13	29:11:13
Legal: Julie Sprayson	Commercial Team	Resources	25:11:13	26:11:13
Director: Martin Yardley	Executive Director	Place	12:12:13	13.12.13
Members: Councillor Kelly	Cabinet Member (Business, Enterprise and Employment)		30:1:14	30:1:14

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Site Corner of Blackwell Road. Foleshill Road, Coventry.

Scale at A4 1:1250



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Plan Production Date: 03/10/2012



Cabinet Member (Business, Enterprise and Employment)

10th February 2014

Name of Cabinet Member:

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

Director Approving Submission of the report:

Executive Director, Place

Ward(s) affected:

St. Michaels

Title:

Disposal of land at the rear of 11 Gulson Road and 56 Seagrave Road

Is this a key decision?

No

Executive Summary:

Following a review of the Council's land holdings a number of surplus sites and buildings have been identified for disposal.

The land situated at the rear of Gulson Road (shown shaded and hatched green on the plan attached as Appendix 1) is currently derelict, vacant, overgrown and does not have any strategic benefit for the Council to retain. The site has been identified as part of the SLAA (Strategic Land Availability Assessment) 2013, within Planning Policy.

The land forming the site shown shaded and hatched green on the plan attached as Appendix 1 has never been used for allotments and is held by the Council as statutory allotment land ("the Allotment Land"). In order for the Council to dispose of any part of this land an application to the Secretary of State needs to be made to de-register it.

Part of the site to be included in the application for de-registration is included in a master lease dated 17th September 2007 made between the Council (1) and Coventry and District Allotment and Gardens Council (2) ("the Master Lease") (namely the area hatched green on the plan attached as Appendix 1) and therefore prior to any disposal of this part of the land it would need to be formally removed from the Master Lease by a Deed of Surrender of Part.

Subject to 1) Cabinet Member (Business Enterprise and Employment) approval 2) seeking the consent of the Secretary of State for the application for the de-registration of the land and 3) the completion of the Deed of Surrender of Part under the Master Lease, then the site could be considered for disposal and the capital receipt expected in 2014/2015.

Recommendations:

The Cabinet Member (Business, Enterprise and Employment) is recommended to:

1. Approve the application to be made to the Secretary of State to de-register the Allotment Land shown coloured green on the plan attached as Appendix 1.
2. Approve the Deed of Surrender of Part under the Master Lease in respect of the Allotment Land to be de-registered
3. Approve the disposal of the land edged red on the plan attached as Appendix 3 under s.123 of the Local Government Act 1972
4. Delegate Authority to the Executive Director, Resources to complete the necessary legal documentation to achieve the above.

List of Appendices included:

Appendix 1: Land to the rear of Gulson Road/Seagrave Road

Other useful background papers:

N/A

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: Disposal of land at the rear of 11 Gulson Road and 56 Seagrave Road

1. Context (or background)

- 1.1 Following a review of the Council's land holdings, a number of sites and buildings have been identified as surplus where there are no strategic reasons for the Council to continue to retain them.
- 1.2 The area of land shaded and hatched green on plan 1 (See Appendix 1) is currently held within the portfolio of Streetscene & Greenspace, Place Directorate. This land was acquired by the Council in 1927 and is currently held as Statutory Allotment land ("the Allotment Land").
- 1.3 The area of land shaded and hatched green has never been cultivated for allotment use. As a result this area of land has become substantially overgrown, is frequently used for fly tipping and anti-social behaviour and is an overall nuisance and cost to the Council.
- 1.4 The area outlined hatched green identifies the extent of the land included in the Master Lease, however the area hatched green is not cultivated as an allotment plot and has never been used as part of the allotment site.
- 1.5 Due to the constant fly tipping, anti-social behaviour issues, encroachments and other factors, this particular area requires extensive management and control, and therefore officers have identified this site together with the adjacent land, (all shown edged red on the plan attached at Appendix 1) to be included within the (SLAA) Strategic Land Availability Assessment.
- 1.6 **Land Transfer of Allotment Land**
- 1.7 In order to be able to redevelop this area, the Allotment Land requires de- registration from its original use as statutory allotment land. This requires submitting an application to 'de-register' this land to the Secretary of State.
- 1.8 The land hatched green on the plan attached as Appendix 1 (circa 228sqm/0.007 acres) currently forms part of the Master Lease even though it is not cultivated and not fit for allotment use, therefore it has been agreed with the Trustees of Coventry and District Allotments and Gardens Council to vary the Master Lease to remove this area of land.

2. Options considered and recommended proposal

- 2.1 **Apply to de-register the former allotment land and then dispose of the same**– As specified earlier in the report, the uncultivated land has never been used for allotments; the site does not form any strategic or operational purpose for the Council to retain, The disposal of the site, which is largely non-performing, will generate a capital receipt for the financial year 2014/2015.
- 2.2 **Continue status quo** – If the identified site is not de-registered and released for disposal then there is a lost opportunity to generate a capital receipt for an asset serving no strategic or operational purpose. The site will continue to remain overgrown and derelict and incur intermittent expenditure in response to fly tipping or other local anti-social uses.
- 2.3 It is therefore recommended to proceed with making the application to de-register the land shown coloured green on plan (Appendix 1). Upon receiving the necessary approval from the Secretary of State, the Master Lease is varied to remove the land from the demise.
- 2.4 The land identified by red edging on Appendix 1 is then approved for disposal. It can only be developed in conjunction with other adjoining land in private ownership.

3. Results of consultation undertaken

- 3.1 The Coventry and District Allotments and Gardens Council have been consulted on the proposed surrender of the Allotment Land from the Master Lease and, as the Master Lease is being renewed, other amendments requested and agreed to as part of this process will be included in the new lease. In relation to ensuring that the allotments continue to offer a valued facility to local people, your officers will continue to work closely with (C&DAGC) to ensure that this objective is supported.

4. Timetable for implementing this decision

- 4.1 Subject to Cabinet Member approval, an application will be made to the Secretary of State to 'de-register' the site; if consent is received the site will be allocated for disposal over the financial years 2014/2015. The changes to the Master Lease and any necessary appropriations will then take place accordingly.

5. Comments from Executive Director, Resources

5.1 Financial implications

The Medium Term Financial Strategy requires a certain level of receipts to fund the capital programme approved by members in February 2013. The eventual receipts will contribute to the corporate capital receipts target which underpins the Medium Term Financial Strategy.

5.2 Legal implications

Section 8 of the Allotments Act 1925 states that where a Local Authority has purchased or appropriated land for use as statutory allotments the consent of the Secretary of State for Communities and Local Government is required for the sale appropriation or disposal of such allotments. The Secretary of State has to be satisfied that that adequate provision will be made for those displaced allotments holders. It should be noted that there are no displaced allotment holders in this case.

The Council is obliged to obtain the best consideration reasonably obtainable for the disposal of land in accordance with Section 123 Local Government Act 1925. Officers within Place Directorate will ensure that this requirement is satisfied upon the disposal of the land

6. Other implications

Property Implications

The proposed transaction will dispose of a site that does not serve any strategic use and is therefore surplus to requirements and will contribute towards corporate financial targets.

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 receipts will contribute towards corporate resources whilst the disposal of site will promote their development and support urban regeneration.

6.2 How is risk being managed?

The risks have been identified as per paragraph 2.2 with the loss of potential capital receipts.

6.3 What is the impact on the organisation?

6.4 The impact to the organisation will be minimal however it will generate additional work for officers within Finance & Legal Services, Resources Directorate in processing the necessary application to the Secretary of State and dealing with the completion of the land disposal and the necessary variations to the Master Lease

6.5 Equalities / EIA

An Equality Impact Assessment has not been undertaken as the proposal concerns the disposal of land for development and no group will be impacted.

6.5 Implications for (or impact on) the environment

The impact will be positive as overgrown, derelict allotment land will be redeveloped and will promote regeneration of the area.

6.6 Implications for partner organisations?

There are no implications for any partner organisations.

Report author(s):

Name and job title:

Azim Walimia, Senior Asset Surveyor, Corporate Property Services

Directorate:

Place Directorate

Tel and email contact:

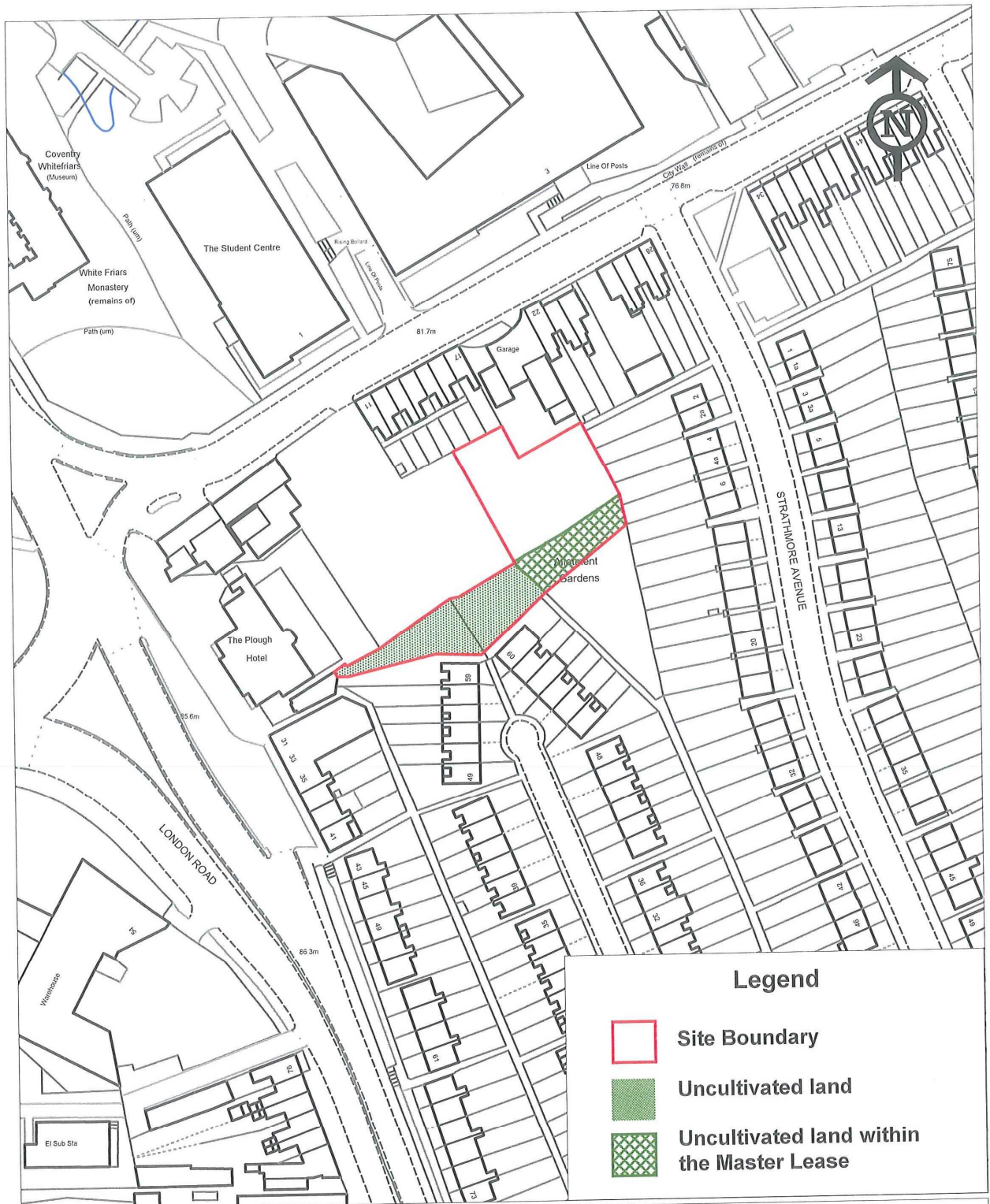
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Enquiries should be directed to the above person(s).

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
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Richard Moon	Senior Development Executive	Place	11/12/13	11/12/13
Ces Edwards	Head of Parks and Open Spaces	Place	16/01/2014	16/01/14
Suzanne Bennett	Governance Services Officer	Resources	11/12/13	12/12/13
Names of approvers for submission: (officers and members)				
Finance: Phil Helm	Finance Manager	Resources	11/12/13	12/12/13
Legal: Julie Sprayson	Principal Legal Executive	Resources	11/12/13	11/12/13
Director: Martin Yardley			16/01/13	17/12/13
Members: Cllr Kelly	Cabinet Member (Business, Enterprise and Employment)		27/1/14	27/1/14

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Legend

- Site Boundary
- Uncultivated land
- Uncultivated land within the Master Lease

PLACE DIRECTORATE
 STRATEGY & PERFORMANCE TEAM
 FLOOR 9, CIVIC CENTRE 4
 MUCH PARK STREET
 COVENTRY CV1 2PY
 024 7683 2755



Coventry City Council

Appendix 1: Land to rear of Gulson Road/Seagrave Road

Drawn By: NH
 Scale : 1:1250
 Date: 17/01/2014

For Identification purposes only

Martin Yardley - Executive Director, Place
 Nigel Clews - Assistant Director, Property Management

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Public report
Cabinet Member

Cabinet Member (Business, Enterprise and Employment)

10th February, 2014

Name of Cabinet Member:

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

Name of Scrutiny Chair:

Councillor Skipper – Chair of Business, Economy and Enterprise Scrutiny Board (3)

Director Approving Submission of the report:

Executive Director - Resources

Ward(s) affected:

N/A

Title:

Supporting Business Investment in Coventry: Recommendations from Business, Economy and Enterprise Scrutiny Board (3) 13th November 2013

Is this a key decision?

No

Executive Summary:

The Business, Economy and Enterprise Scrutiny Board (3) meeting dedicated the whole of its on 13th November meeting to consider how business investment is supported in Coventry. The purpose of the meeting was to review:

- what is being done to encourage new business start ups
- what is being done to encourage the growth of existing businesses and
- what are the constraints/barriers to carrying out this work?

The Board made four recommendations for the Cabinet Member (Business, Enterprise and Employment) which are set out below.

Recommendations:

Business, Economy and Enterprise Scrutiny Board (3) recommends that the Cabinet Member (Business, Enterprise and Employment):

- i. Investigates opportunities to promote local Small and Medium Sized Enterprises (SME) access to procurement opportunities across public sector employers such as the police, fire service and NHS, building on the good practice developed by the City Council and other neighbouring authorities
- ii. Explores ways the Council can support SMES to reduce their direct costs.

- iii. Explores opportunities to share the risks in relation to SMEs taking on apprentices, including reviewing the model whereby colleges operate as employers, such as North Warwickshire College, Apprentice Training Agency.
- iv. Encourages partners to identify ways of supporting SMEs to work with the universities to innovate and invest in research and development

List of Appendices included:

None

Other useful background papers:

Papers considered by Business, Economy and Enterprise Scrutiny Board (3) at its meeting of 13th November 2013:

Briefing paper Supporting Business Investment in Coventry

<http://democraticservices.coventry.gov.uk/documents/s13724/Supporting%20Business%20Investment%20in%20Coventry%20-%20Briefing%20Note.pdf>

Has it been or will it be considered by Scrutiny?

Yes - Business, Economy and Enterprise Scrutiny Board (3) - Wednesday 13th November 2013:

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:

Supporting Business Investment in Coventry: Recommendations from Business, Economy and Enterprise Scrutiny Board (3) 13th November 2013

1. Context (or background)

- 1.1 The Business, Economy and Enterprise Scrutiny Board (3) meeting dedicated the whole of its on 13th November meeting to consider issues relating to business support in Coventry. The purpose of the meeting was to review:
- what is being done to encourage new business start ups
 - what is being done to encourage the growth of existing businesses and
 - what are the constraints/barriers to carrying out this work?
- 1.2 The Board made recommendations to the Cabinet Member (Business, Enterprise and Employment) supporting the work already being carried out to and to progress with partners ways of building on the good work developed by the City Council in terms of procurement, exploring ways direct costs can be reduced to SMEs, encouraging the recruitment of apprentices and the identification of ways of supporting SMEs to link in more with the universities.

2. Options considered and recommended proposal

- 2.1 The Board received a briefing note of the City Council's Economy and Jobs Manager, together with presentations from the Federation of Small Businesses and the Chamber of Commerce, outlining the current local business support arrangements.
- 2.2 In addition to contributions from council officers also heard from:
- | | |
|------------------|--------------------------------|
| Lindsey Luke: | Federation of Small Businesses |
| Louise Bennett: | Chamber of Commerce |
| Howard Andersen: | Chamber of Commerce |
- 2.3 The Board heard from partners about support being given locally and some of the challenges faced by investing businesses.
- 2.4 The Board questioned officers and the partner representatives on a number of issues, including:-
- Support for procurement including tender advice and ability to break down contracts into smaller lots for SMEs
 - Looking at ways the Council could become "enablers of growth" through planning systems/ICT infrastructure/access to finance
 - The possibility of introducing business rate relief/ rate holidays
 - The challenges facing start-up businesses and ways of reducing amount of churn
 - The need for upskilling of the current workforce. Is there a mismatch between training courses that are on offer now and the likely skill needs in the future?
 - The number of apprenticeships offered and the risks associated with SMEs taking on apprentices
 - How productivity can be increased by linking innovation and investment in research and development activities
- 2.5 The Board identified four areas where it wished to make recommendations to the Cabinet Member (Business, Enterprise and Employment) which are the subject of this report.

- 2.6 Recommendation 1 acknowledges the positive work being undertaken within the authority for example with regard to procurement and SMEs in terms of improving access to tenders, breaking large contracts into smaller lots and not setting prohibitively high liability levels. The new e-tendering system operating across Coventry, Solihull and Warwickshire encompasses these new ways of working and the Board wished to recommend seeing if this good practice could be rolled out to other public sector employers.
- 2.7 Recommendation 2 recognises the importance of financial support for SMEs. The discussion revolved around the possibility of introducing rent or business rate holidays with the proviso that there has to be an equitable balance between incentives for start-ups and support for existing businesses. While recognising that the council itself is facing significant financial pressures, the Board wished to recommend that the Cabinet Member seek to explore ways the Council can support SMEs to reduce their direct costs.
- 2.8 Recommendation 3 acknowledges the need to encourage SMEs to take on apprentices. The concerns of SMEs that they will spend time and money training up apprentices only for them to go to a large employer once they have finished their apprenticeship needs addressing. The example of North Warwickshire College acting as an employer was given and it was suggested that this is an area that the Council could investigate further.
- 2.9 Recommendation 4 focusses on the need for SMEs to build capacity in terms of innovation and research capability. This should be a priority and the universities are ideally placed to facilitate this work. SMEs tend to be slow to adapt and they need support now in building capacity and innovation. This work should be added to the agenda of the collaboration meetings held between the Council, employer and the universities

3. Results of consultation undertaken

- 3.1 Not applicable

4. Timetable for implementing this decision

- 4.1 Not applicable

5. Comments from Executive Director, Resources

- 5.1 Financial implications

The financial impact of implementing the recommendations in this report need to be assessed once the detail on quantity and timescales are confirmed. Any decisions to increase costs incurred or to reduce income will need to be balanced with the potential greater long term benefits of business growth in the City. A decision can then be made on the level of investment required and the method of funding identified.

- 5.2 Legal implications

There are no specific legal implications in relation to this report, as it forms part of the Council's constitutional process whereby the Council's Scrutiny Boards can make recommendations to Cabinet (including a Cabinet Member exercising decision making functions under section 3.2.6. of the Constitution), Where such recommendations do not constitute a change in policy the Cabinet Member may take such action on the recommendations as the Member deems appropriate(section 4.5.16.2 of the Constitution) .

6. Other implications

None

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 Council's work on business support, supports the Council's vision and objectives for jobs and growth

6.2 How is risk being managed?

Not applicable

6.3 What is the impact on the organisation?

Not applicable

6.4 Equalities / EIA

No Equality and Consultation Analysis has been carried out as the recommendations do not constitute a change in service or policy.

6.5 Implications for (or impact on) the environment

None

6.6 Implications for partner organisations?

Partner organisations who offer business support made significant contribution to the reports, presentations and discussion at the Scrutiny 3 Board meeting.

Report author(s):

Name and job title:

Kristi Larsen, Scrutiny Coordinator

Directorate:

Resources

Tel and email contact:

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Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Adrian West	Head of Scrutiny	Resources	20/1/14	20/1/14
Rebecca Young	Economy and Jobs Manager	Place	20/1/14	29/1/14
Suzanne Bennett	Governance Services Officer	Resources	20/1/14	22/1/14
Names of approvers for submission: (officers and members)				
Finance: Neil Chamberlain	Finance Manager	Resources	20/1/14	20/1/14
Legal Helen Lynch		Resources	20/1/14	30/1/14
Members: Cllr Skipper	Chair, Scrutiny Board (3)		20/1/14	29/1/14

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Cabinet Member (Business, Enterprise & Employment)

10 February 2014

Name of Cabinet Member:

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

Director Approving Submission of the report:

Executive Director - Place

Ward(s) affected:

Sherbourne

Title:

Lease of ROSE Community Centre, Spon End, Coventry

Is this a key decision?

No

Executive Summary:

This report is brought to Cabinet Member to seek approval of the following:

To grant a 30 year lease of the Rose Community Centre in Hope Street, Spon End (identified on the attached plan) to ROSE Community Centre Limited, at nil consideration in accordance with the Council's Community Asset Transfer Policy. The proposal represents a disposal at less than best consideration

Recommendations:

Cabinet Member (Business, Enterprise and Employment) is recommended to:

Grant a 30 year lease of ROSE Community Centre, Hope Street, Spon End, Coventry at a peppercorn rent to ROSE Community Centre Ltd.

List of Appendices included:

Site Plan

Other useful background papers:

Coventry City Council Community Asset Transfer Policy October 2010.

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:

1. Context (or background)

- 1.1 ROSE Community Centre Limited ("the Organisation") have been in occupation of the ROSE Community Centre, in Hope Street, Spon End ("the Centre") since March 2011. The building, which is surrounded by residential social housing and flats is the former Spon End Play Centre, was built in the early 1970's. After the building was declared surplus to operational use it remained vacant. The Organisation was formed by residents of Spon End in late 2010 as a social enterprise and a non-profit making company, limited by guarantee. It was identified that there was a demand for a community centre in Spon End, and the Centre was let to the Organisation on a short term basis at a peppercorn rent in March 2011, to see if the Organisation's use of the Centre was sustainable prior to considering a community asset transfer of the building. At the time of the initial letting a condition survey indicated a want of repair in the region of £93,000. Having previously been an operational property the Centre had never been commercially let, but the District Valuer assessed the rental value of the property at £10,250 per annum.
- 1.2 The Organisation initially went in to occupation of the Centre under a short term lease for two years with effect from 9 March 2011 and this initial 2 year lease was extended for a further year in April 2013.
- 1.3 Under the terms of the existing short term lease the Organisation are already responsible for all the costs associated with the running of the community centre, including all repairs (limited to the state and condition evidenced by a schedule of condition).
- 1.4 The granting of a longer term lease will give the Organisation the benefit of security of their occupation to ensure the continued successful use of the Centre for the benefit of the community. The long term lease will also enable the Organisation to seek external grant funding.
- 1.5 The Organisation has now successfully applied for a longer lease under the Council's Community Asset Transfer Policy. The Organisation's application was assessed in accordance with the Policy. Scores are awarded on the basis of the legal status of the Organisation, length of time established, quality of business plan and having experience of managing a building. The Organisation has also demonstrated that they have governing body endorsement, have governing documents that are reviewed regularly, that they have an established management committee and that they have equal opportunities and other relevant policies in place.
- 1.6 Where an applicant passes the main application process, officers then work with the organisation to complete a Cost/Benefit Assessment. The Cost/Benefit Assessment seeks to identify the costs of the Council running the community centre as compared with the organisation running it. It also looks at the non-financial benefits. The Organisation meets the requirements of the Cost/Benefit Assessment.
- 1.7 The Centre is located in an area of priority. It runs a range of activities including a Welfare & Benefit Job's Club, cook and eat well sessions, a youth club & holiday clubs for children, parent & toddler groups, church groups and language lessons.
- 1.8 Your officers conclude that the Organisation's application under the Community Asset Transfer Policy meets the criteria of the scheme.

2. Options considered and recommended proposal

2.1 Option 1

To grant a 30 year lease at a peppercorn rent (less than best consideration) to the Organisation, with the Organisation, as tenant, being responsible for all repairs, maintenance and other outgoings in respect of the Centre .

Option 2

To grant a 30 year lease on payment of a premium or market rent to the Organisation, with the Organisation, as tenant, being responsible for all repairs, maintenance and other outgoings in respect of the Centre

Option 3

To grant a further short term lease to the Organisation, as tenant, with the organisation being responsible for all repairs, maintenance and other outgoings in respect of the Centre

Recommended Proposal.

As a result of the outcome of the assessment of the Organisation's application under the Community Asset Transfer Policy it is recommended that Option 1 is adopted and that a long term lease of 30 years, at a peppercorn rent, is granted to the Organisation.

The Organisation would not be in a position to proceed under Option 2, should a market rent be sought.

A long lease will give the Organisation the benefit of security of occupation and enable them to apply for external grant funding, which they do not have with the existing short term lease, or if a further short term lease was offered under Option 3.

The long lease granted under the proposed Option 1 will restrict the use of the Centre to those consistent with a community centre, the Organisation will be responsible for all repairs (limited to an agreed schedule of condition) and all outgoings associated with their occupation of the Centre. A bar on the assignment of the lease will also be imposed.

3. Results of consultation undertaken

3.1 None.

4. Timetable for implementing this decision

4.1 Officers within Resources Directorate – Legal Services will prepare and complete a lease with the intention of completing the new lease on expiry of the existing short term lease on 24 April 2014.

5. Comments from Executive Director Of Resources

5.1 Financial implications

The recommended Option 1 has no ongoing budgetary impact on the Council as there will be no change to the current arrangement in relation to financial responsibilities. The Organisation are already responsible for all repairs to the building and all other outgoings and the Council would continue to lease the property at less than best consideration by granting the lease a £nil rent.

Normally making a permanent asset transfer arrangement would result in the forgoing of a capital receipt. In this case, taking in to account the repairs liability, there would be either a negligible or no capital receipt.

5.2 Legal implications

The Council is under an obligation to obtain the best price reasonably obtainable in accordance with section 123 of the Local Government Act in respect of disposals of interests in land and property.

Section 1 of the Localism Act 2011 ("the Act") provides that a Local Authority has power to do anything that individuals generally may do. This General Power of Competence came in to force on 18 February 2012 and replaces the wellbeing powers under Section 2 of the General Disposals Consent Order 2003 which gave Councils the power to dispose of land/property at less than best consideration.

Officers within Legal Services – Resources Directorate will prepare negotiate and complete the 30 year lease to the Organisation.

6. Other implications

None

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 proposal will make a positive contribution to several of the Council's core aims including developing a more equal city with cohesive communities and neighbourhoods by providing support and services to people facing disadvantages. The community centre is located in a priority area and it does contribute to the Council's aims and priorities that are embedded in the Sustainable Community Strategy.

6.2 How is risk being managed?

The lease will ensure that all health and safety issues are clearly defined as the responsibility of the Organisation.

These risks are not recorded on the corporate risk register.

6.3 What is the impact on the organisation?

No direct impact except officer time in completing the lease and in monitoring.

6.4 Equalities / EIA

There are no negative or adverse impacts on any particular groups using this community centre.

6.5 Implications for (or impact on) the environment

None

6.6 Implications for partner organisations?

The impact on partner organisations, community safety and local neighbourhoods is expected to be positive.

Report author(s):

Name and job title:

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Directorate: Place

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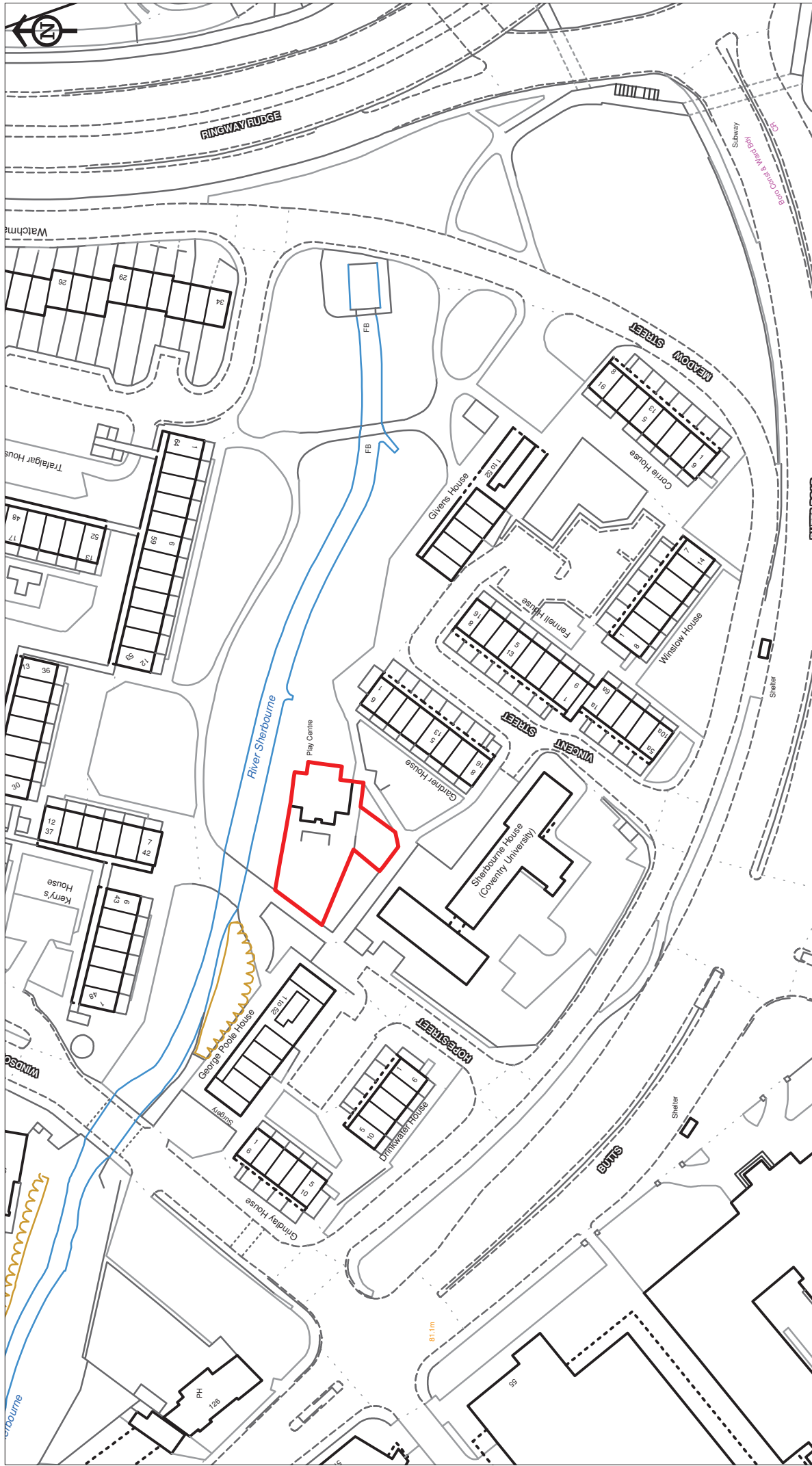
Enquiries should be directed to the above person.

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Nigel Clews	Assistant Director. Property Management	Place	23/12/13	23/12/13
Julie Sprayson	Principal Legal Executive	Resources	23/12/13	23/12/13
Phil Helm	Finance Manager	Place	23/12/13	2/1/14
Names of approvers for submission: (officers and members)				
Finance: Phil Helm	Finance Manager	Place	23/12/13	2/1/14
Legal: Julie Sprayson	Principal Legal Executive	Resources	23/12/13	23/12/13
Director: Martin Yardley	Executive Director	Place	6/1/14	6/1/14
Members: Cllr Kelly	Cabinet Member (Business, Enterprise & Employment)		7/1/14	7/1/14

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Appendices



Spon End Play Centre

Scale 1:1250 Drawn by :LPL Date 04/03/2013
 O.S. Ref. No: 3278 NE LPR - 323 - 2011

CITY SERVICES AND DEVELOPMENT DIRECTORATE
STRATEGIC PROPERTY ASSET MANAGEMENT
PROPERTY MANAGEMENT DIVISION
FLOOR 9, CIVIC CENTRE 4
MUCH PARK STREET
COVENTRY CV1 2PY
02476383 3054



Coventry City Council

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

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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.

Cabinet Member

10 February 2014

Name of Cabinet Member:

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

Director Approving Submission of the report:

Executive Director - Place

Ward(s) affected:

Binley and Willenhall

Title:

Sale of Freehold Land; Bredon Avenue Doctor's Surgery

Is this a key decision?

No

Executive Summary:

Terms have been agreed to dispose of the Council's freehold interest in the Bredon Avenue doctor's surgery. The extent of the freehold interest is shown edged red on the attached plan ("the property").

The property is leased to the current general practitioner who acquired the business in 2012. The acquisition of the freehold will enable him to secure funding for a major improvement programme. This disposal is consistent with the ground lease disposals policy approved by Cabinet on 10 December 2013.

Recommendations:

Cabinet Member is asked to approve the disposal of the freehold of the surgery at 232 Bredon Avenue in accordance with the agreed terms reported on the private part of this agenda.

List of Appendices included:

A plan of the property is attached.

Other useful background papers:

There are no background papers.

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

Sale of Freehold Land; Bredon Avenue Doctor's Surgery

1. Context

- 1.1 Following the acquisition of the business (including the existing lease) in 2012 the new owner commenced a major programme of improvements to enable the practice to offer more services to patients, with the intention to bring as many services as possible into the community setting away from hospital care.
- 1.2 The acquisition of the freehold will enable the owner to put the necessary funding in place to complete this programme.

2. Options considered and recommended proposal

- 2.1 It is open to the Council to reject this approach and maintain the status quo under the existing lease arrangements. This would have an adverse effect on the tenant's ability to fund the modernisation of the practise and medical facilities for the benefit of the people of Binley and Willenhall. These are the only 2 options that are available.

3. Results of consultation undertaken

- 3.1 No consultations have been undertaken.

4. Timetable for implementing this decision

- 4.1 If approved it is proposed that the sale should be completed before the end of the current financial year.
- 4.2

5. Comments from Executive Director, Resources

- 5.1 Financial implications
In December 2013 Cabinet approved the disposal of a number of ground leases in order to contribute towards the Council's medium term financial strategy. Although not part of that report this disposal is consistent with its approved aim to offset new debt and/or future debt repayments.
- 5.2 Legal implications
Officers within Place Directorate are satisfied that the disposal satisfies the Council's requirement to achieve the best value reasonably obtainable in accordance with the requirements of Section 123 of the Local Government Act 1972.

Officers within Legal Services, Resources Directorate will complete the necessary legal documentation to transfer the freehold land and will collect the agreed consideration upon completion.

6. Other implications

None

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)?

- 6.1.1 The receipt generated by this transaction will contribute towards the Council maintaining a balanced budget in the medium term, thus preserving services for the people of Coventry.

6.1.2 The sale will enable the purchaser to progress his plan to invest in modern medical facilities for the benefit of the people of Binley and Willenhall.

6.2 How is risk being managed?

This proposal will help mitigate the risk of the Council being unable to maintain a balanced budget.

6.3 What is the impact on the organisation?

There will be no significant impact on the organisation.

6.4 Equalities / EIA

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 the 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

None

6.6 Implications for partner organisations?

There are no implications for any partner organisations.

Report author(s):

Name and job title:

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Directorate:

Place Directorate

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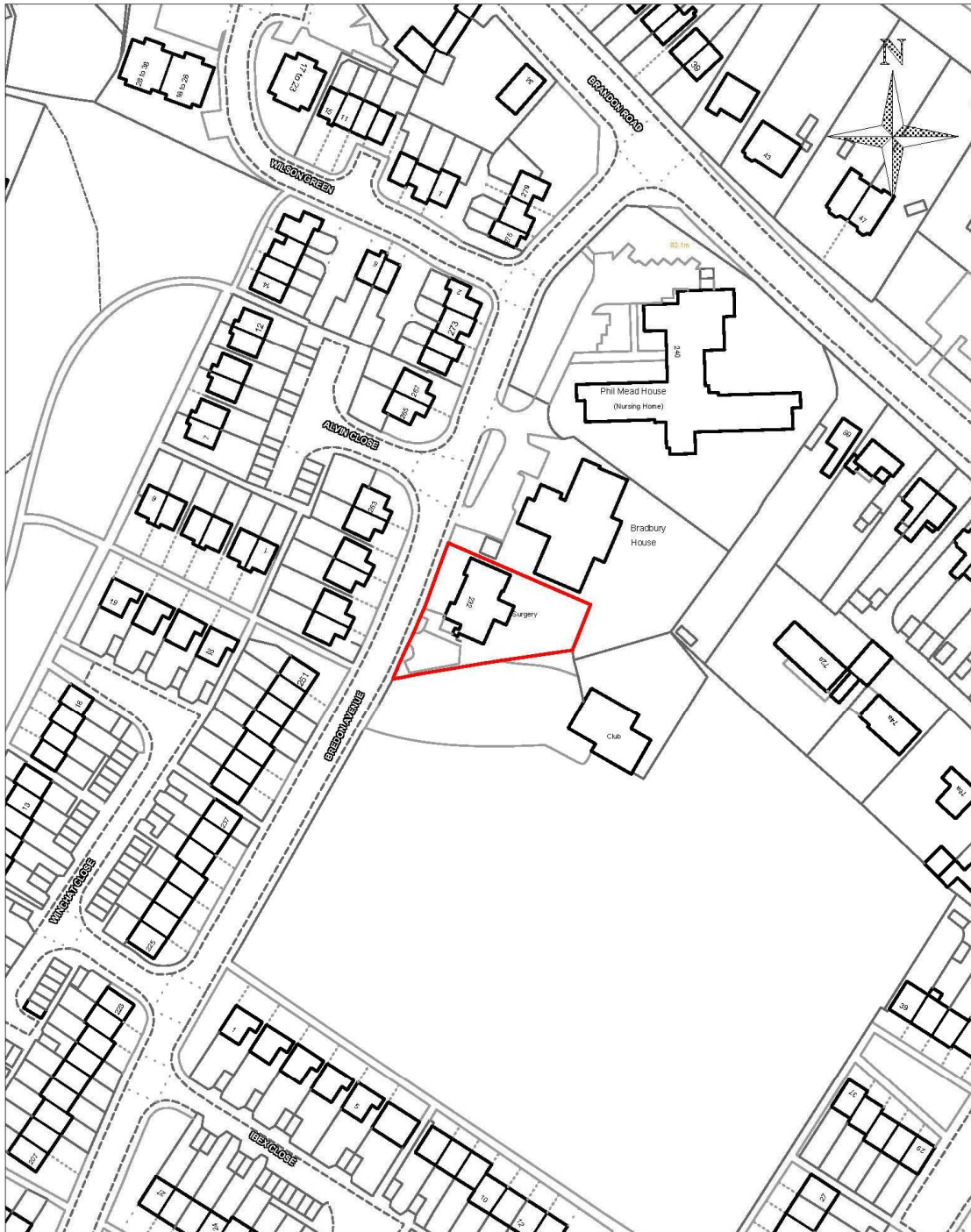
Enquiries should be directed to the above person.

Contributor/approver name	Title	Directorate or organisation	Date doc sent out	Date response received or approved
Contributors:				
Nigel Clews	Assistant Director – Property Asset Management	Place	17/1/14	20/1/14
Other members				
Names of approvers for submission: (officers and members)				
Finance: Mark Williams	Lead Accountant Business Partner	Resources	17/1/14	20/1/14
Legal: Julie Sprayson	Principal Legal Executive – Commercial Team	Resources	17/1/14	17/1/14
Director: Martin Yardley	Executive Director	Place	23/1/14	23/1/14
Members: Councillor Kelly	Cabinet Member (Business Enterprise and Employment)		23/1/14	27/1/14

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Appendix



PLACE DIRECTORATE
 PROPERTY ASSET MANAGEMENT
 CORPORATE PROPERTY SERVICES
 9TH FLOOR, CIVIC CENTRE 4
 MUCH PARK STREET
 COVENTRY CV1 2PY
 02476 832799



Coventry City Council

Martin Yardley - Director of City Services and Development
 Nigel Clews - Head of Property Management Division

232 BREDON AVENUE

Scale 1:2500 Drawn by RC Date 17/1/2014
 O.S. Ref. No: 3778 SE LPR

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

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