

**Council – 3<sup>rd</sup> December 2013**

**Recommendation from Cabinet  
19<sup>th</sup> November 2013**

**Coventry City Council**

**Minutes of the Meeting of Cabinet held at 2.00 pm on Tuesday, 19 November 2013**

Present:

Cabinet Members: Councillor A Lucas (Chair)  
Councillor D Chater  
Councillor G Duggins  
Councillor D Gannon  
Councillor A Gingell  
Councillor L Kelly  
Councillor A Khan  
Councillor R Lancaster  
Councillor E Ruane  
Councillor P Townshend

Deputy Cabinet Members Councillor Caan  
Councillor Howells

Non-Voting Opposition Councillor A Andrews  
Members:

Other Members: Councillors F Abbott, C Fletcher, P Hetherton and S Thomas

Employees (by Directorate):

Chief Executive's M Reeves (Chief Executive), F Collingham, J Forde

People B Walsh (Executive Director), R Baker, P Fahy, M Godfrey,  
K Ireland, A Maqsood, A Parks, M Watson

Place M Yardley (Executive Director), R Moon, A Williams

Resources C West (Executive Director), L Commane, C Forde,  
P Jennings, L Knight, A West

Apologies: Councillor J Blundell and D Kershaw

## RECOMMENDATION

### Public Business

#### 83. **Regenerating City Centre Office Accommodation Through The Development Of Student Accommodation**

The Cabinet considered a report of the Executive Director, Place, which set out proposals for regenerating city centre accommodation through the development of student accommodation.

Coventry's two universities were major drivers of Coventry's economy. Both universities continued to gain national and international recognition for the quality of their teaching and both attract students from across the world.

However, the credit crunch and subsequent recession had made financing the development of student accommodation extremely challenging. This resulted in a shortage of good quality student accommodation, particularly for foreign students. In turn, this led to an increase in demand for houses in multiple occupation in suburban areas with resulting issues for local residents.

Coventry city centre includes a number of obsolete office blocks. There was an opportunity to regenerate these sites which, in turn, would improve the city centre and drive footfall into the retail and leisure area.

It is proposed to respond to a request to provide mortgage funding, by effectively acting in a banking capacity, to facilitate the development of 3 student housing blocks in the city centre. This would ensure additional student housing, physical and economic regeneration in the city centre and create financial benefits for the Council and the wider local economy and would achieve the administrations aims of securing regeneration of the city centre within a 12-month period.

**RESOLVED that the Council be recommended to:-**

- (1) Approve the use of its powers under the Local Government Act 2003 to prudentially borrow.**
- (2) Approve the use of its powers under the Localism Act 2011 to provide a loan to Study Inn over a term of 5 years, at a commercial rate of interest, as detailed in section 1.8.6 of the report, to be met from prudential borrowing as an addition to the existing approved capital programme.**
- (3) Delegate authority to the Executive Director, Resources and the Council Solicitor to agree detailed terms of the transaction, including the detailed approach to achieve the transaction in the most tax efficient manner for the Council and Study Inn.**

- (4) Delegate authority to the Executive Director, Resources and the Council Solicitor as appropriate, in consultation with the Cabinet Member (Business, Enterprise and Employment) and Cabinet Member (Strategic Finance and Resources) to make variations or new requirements to give effect to the proposals at are deemed necessary.**
- (5) Delegate authority to the Executive Director, Resources and the Council Solicitor as appropriate, in consultation with the Cabinet Member (Business, Enterprise and Employment), Cabinet Member (Strategic Finance and Resources) and the Cabinet Member (Community Safety and Equalities) to complete the funding agreements and such other ancillary documentation as is necessary to complete the refinancing transaction, based on the principles detailed in the report.**