

Minutes of the Meeting of Cabinet Member (Business Enterprise and Employment)
held at 10.15 a.m. on 10th February, 2014

Present:

Cabinet Member: Councillor Kelly

Shadow Cabinet Member: Councillor Taylor

Other Members Present: Councillor Skipper, Chair of Business, Economy and Enterprise Scrutiny Board (3) (For Minute 39 below)

Employees (by Directorate):

Place: R. Moon, N. Clews, A. Walimia

Resources: S. Bennett, K. Larson, J Sprayson

Public Business

35. Declarations of Interest

There were no declarations of interest.

36. Exclusion of the Press and Public

RESOLVED that approval be given to exclude the press and public under Section 100(A)(4) of the Local Government Act 1972 for consideration of the private report in Minute 44 below relating to “Sale of Freehold Land: Bredon Avenue Doctor’s Surgery” on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraph 3 of Schedule 12A of the Act, as it contains information relating to the financial or business affairs of any particular person (including the authority holding that information) and that in all circumstances of the cases, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

37. 567 -575 Foleshill Road/1 Blackwell Road – Progress Report

The Cabinet Member considered a report of the Executive Director, Place, which indicated that approval had been given to extend the period the Council has to buy back land known as 567-575 Foleshill Road/1 Blackwell Road from 7 years to 10 years to allow the purchaser of the freehold, Edgewick Family and Education Centre (EFEC) additional time to raise the funding necessary to complete the development of a building.

The report indicated that during the last 12 months some progress had been made, external block work had been largely completed, window opening formed and a large part of the roof constructed. However, a substantial amount of work was still required to complete the building.

RESOLVED that, after due consideration of the report and the matters raised

at the meeting, the Cabinet Member (Business, Enterprise and Employment) notes 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 the report and requests a further progress report on this issue in 12 months time.

38. **Disposal of Land at the Rear of 11 Gulson Road and 56 Seagrove Road**

The Cabinet Member considered a report of the Executive Director, Place, which indicated that, following a review of the Council's land holdings, a number of surplus sites and buildings had been identified for disposal where there were no strategic reasons for the Council to continue to retain them.

An area of land at the rear of 11 Gulson Road and 56 Seagrove Road, shaded and hatched green on the plan attached to the report, is currently held as Statutory Allotment Land within the portfolio of Streetscene and Greenspace, Place Directorate. However, the land has never been cultivated for allotment use and as a result, this area of land has become substantially overgrown and is frequently used for fly tipping and anti-social behaviour. This site, together with the adjacent land shown edged red on the plan attached to the report, have therefore been identified to be included within the Strategic Land Availability Assessment.

RESOLVED that, after due consideration of the report and the matters raised at the meeting, the Cabinet Member (Business, Enterprise and Employment):-

- (1) **Approves the application to be made to the Secretary of State to de-register the Allotments Land shown coloured green on the plan attached to the report as Appendix 1**
- (2) **Approves the Deed of Surrender of Part under the Master Lease in respect of the Allotment Land to be de-registered**
- (3) **Approves the disposal of the land edged red on the plan attached to the report as Appendix 3 under Section 123 of the local Government Act 1972**
- (4) **Delegates authority to the Executive Director, Resources to complete the necessary legal documentation to achieve the above.**

39. **Supporting Business Investment in Coventry: Recommendations from Business, Economy and Enterprise Scrutiny Board (3)**

The Cabinet Member considered a report of the Executive Director, Resources which indicated that, at its meeting on 13th November, 2013, the Business, Economy and Enterprise Scrutiny Board (3) had considered 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 report detailed the Scrutiny Board's consideration of this issue and outlined four recommendations that the Scrutiny Board had made to the Cabinet Member (Business, Enterprise and Employment).

Councillor Skipper, Chair of the Scrutiny Board, attended the meeting and acknowledged the work already being taken by the City Council to support business investment; provided further information in relation to the Scrutiny Board's consideration of this matter; and thanked the Cabinet Member for her support of the Scrutiny Board's recommendations.

RESOLVED that, after due consideration of the report and the matters raised at the meeting, the Cabinet Member (Business, Enterprise and Employment):-

- (1) Investigates opportunities to promote local Small and Medium 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.**
- (2) Explores ways the Council can support SMES to reduce their direct costs.**
- (3) Explores opportunities to share 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.**
- (4) Encourages partners to identify ways of supporting SMEs to work with the universities to innovate and invest in research and development.**

40. Lease of ROSE Community Centre, Spon End, Coventry

The Cabinet Member considered a report of the Executive Director, Place which sought approval to grant a 30 year lease of the ROSE Community Centre in Hope Street, Spon End, as identified on a plan attached to the report, to ROSE Community Centre Limited, at nil consideration in accordance with the Council's Community Asset Transfer Policy. 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.

RESOLVED that, after due consideration of the report and the matters raised at the meeting, the Cabinet Member (Business, Enterprise and Employment) grants a 30 year lease of ROSE Community Centre, Hope Street, Spon End, Coventry at a peppercorn rent to ROSE Community Centre Ltd.

41. Sale of Freehold Land; Bredon Avenue Doctor's Surgery

The Cabinet Member considered a report of the Executive Director, Place, which indicated that 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 was shown edged red on the plan attached to the report.

A corresponding private report detailing confidential financial matters was also submitted for consideration (Minute 44 below refers)

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 10th December 2013.

RESOLVED that, after due consideration of the report and the matters raised at the meeting, the Cabinet Member (Business, Enterprise and Employment) approves the disposal of the freehold of the surgery at 232 Bredon Avenue in accordance with the agreed terms detailed in the private report.

42. Outstanding Issues

There were no outstanding issues

43. Any Other Items of Public Business

There were no other items of public business.

Private Business

44. Sale of Freehold Land; Bredon Avenue Doctor's Surgery

Further to Minute 41 above, the Cabinet Member considered a report of the Executive Director, Place, which detailed confidential financial matters in relation to the disposal of the Council's freehold interest in Bredon Avenue Doctor's surgery.

RESOLVED that, after due consideration of the report and the matters raised at the meeting, the Cabinet Member (Business, Enterprise and Employment) approves the disposal of the freehold of the surgery at 232 Bredon Avenue in accordance with the agreed terms detailed in the report.

45. Any Other Items of Private Business

There were no other items of private business.

(Meeting closed at: 10.45am)