
Cabinet Member for Business, Enterprise and Employment

1 December 2014

Name of Cabinet Member:

Business, Enterprise and Employment – Councillor Maton

Director Approving Submission of the report:

Executive Director of Place

Ward(s) affected:

Foleshill

Title: Livingstone Road – Authority to Negotiate

Is this a key decision?

No

Executive Summary:

This report seeks authority to negotiate with Arden Estates Partnership (AEP) for the redevelopment of the former Foleshill Leisure Centre site at Livingstone Road to provide consolidated health and doctors accommodation and supported housing accommodation.

Foleshill Leisure Centre at Livingstone Road was vacated in August 2014 when the leisure facilities housed there were reprovided at Centre AT7 nearby.

The Cabinet report authorising the re-provisioning of the North East Public Leisure facility recognised the long standing commitment to improve health facilities in Foleshill and the potential for this site to deliver this and requested officers to investigate potential options for the future use of the site released at Livingstone Road.

AEP is the exclusive developer of NHS primary care accommodation in Coventry and the proposed redevelopment of the site has the support of the Coventry and Rugby Clinical Commissioning Group and NHS England. AEP requires the comfort of exclusivity and commitment from the Council that the site will be made available for this purpose, to take its proposals to the next stage of worked up proposals, viability and commitment from potential users and funders.

Officers have obtained tenders for the demolition of the former leisure centre to minimise the health and safety responsibilities of managing a void building pending redevelopment and authority is sought to commence demolition of the site at a recoverable cost of £360,000.

Recommendations:

The Cabinet Member for Business, Enterprise and Employment is recommended to authorise:-

- (1) Negotiations for the disposal of the site of the former Foleshill Leisure Centre at Livingstone Road to AEP Ltd and receive a report back on the terms agreed for any disposal.
- (2) The demolition of the premises at a cost of £360,000 pending redevelopment

List of Appendices included:

None

Other useful background papers:

Cabinet report 5 March 2013 – Public Leisure Facility Re-provisioning for the North East of Coventry

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

1. Context (or background)

- 1.1 The Council has previously recognised the need to provide better health facilities in the Foleshill area as a priority. The provision of improved facilities has been hindered by the absence of a suitable site in the Foleshill area for redevelopment. The Foleshill Leisure Centre site is surplus to operational requirements following the re-provision of the Leisure facilities at Centre AT7 earlier this year and available for redevelopment. This report seeks authority to negotiate terms for its development with Arden Estates Partnership (AEP) which has an exclusive arrangement with NHS England, the Coventry and Rugby Clinical Commissioning Group and NHS Property Services to develop any new Primary Care facility within Coventry.

2. Options considered and recommended proposal

- 2.1 AEP undertook a feasibility study on behalf of NHS England and the Council into the potential redevelopment of the site to include new GP surgery accommodation as part of a mix of uses that would benefit the Foleshill area. This study indicated that there was demand from existing practices in the Foleshill area for improved accommodation which could be incorporated into a bigger development that included supported housing. The exact mix of uses is dependent on AEP being able to work up a detailed development proposal with end users, housing providers and funding bodies in the knowledge that the site would be allocated to them on terms to be agreed. The report seeks authority to negotiate terms of disposal exclusively with AEP for a period of 6 months.
- 2.2 No other options have been considered. The Council could put the site on the open market and consider bids that came in but this would be unlikely to provide improved health facilities in the Foleshill area.
- 2.3 Since the site was decommissioned in August, management of the void building has proved difficult, despite security measures taken, and repeated break-ins and metal theft has taken place. Council officers have received tender prices to have the site demolished, decommissioned and secure fencing erected (including a contingency) including fees and surveys at a budgeted cost of £360,000. The Council will seek to recover as much of these costs as possible through terms that will be agreed with Arden Estate Partnerships for the disposal of the site (or any subsequent purchaser if AEP do not proceed). Authority is sought to carry out this work pending the disposal of the site.

3. Results of consultation undertaken

- 3.1 No public consultation has taken place on the proposed health facility development. Once proposals are at a stage where they are viable to proceed, full public consultation will take place on the proposals as part of the planning application process. There will also be a requirement to undertake consultation at the local level of GP services that would intend to move to the centre.
- 3.2 The consultation around the re-provisioning of the North East Leisure Facility indicated that initial discussions with representatives in the community had indicated that there would be some interest in the site delivering some future community benefit.

4. Timetable for implementing this decision

- 4.1 This is the first step in a redevelopment proposal and secures the site for the immediate future for a health development. The content of the scheme and the terms of disposal will be reported back to the Cabinet Member within the next 6 months. All terms will be subject to a satisfactory planning permission being secured. A full development programme will be provided at the next report stage.

5. Comments from Executive Director of Resources

5.1 Financial implications

There are no specific financial implications arising from allocating the site to Arden Estates Partnership. The financial business case for the reprovisioning of the North East Leisure Centre did not factor in any capital receipt, site decontamination or demolition costs for this site.

Since the site was decommissioned in August, management of the void building has proved difficult, despite security measures taken, and repeated break-ins and metal theft has taken place. Council officers have received tender prices to have the site demolished and secure fencing erected. The tendered cost of the demolition and decommissioning the building including surveys and contingency plus fees is £360,000. Initially the Council will incur these costs within its capital programme but will seek to recover them through terms that will be agreed with Arden Estate Partnerships for the disposal of the site (or any subsequent purchaser). It is expected that this arrangement will be cost neutral, but there is a risk that some of the costs would not be recovered.

5.2 Legal implications

Until terms for disposal are agreed there are no legal implications arising from allocating this site for redevelopment for health related facility and housing development.

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 proposal to provide improved health and housing facilities in Foleshill will contribute indirectly to the Council Plan objective of improving the quality of life for Coventry People. Foleshill is the most deprived ward in the City and experiences the most significant level of health inequalities in the City. According to data from Public Health England covering the period from 2008 to 2012, the average life expectancy in Foleshill is 73.7 years for males, and 79.3 years for females.

Men in Foleshill are expected to live 4.4 years less than average for Coventry, 5.5 years less than average for England and 11 years less than people in more affluent areas of Coventry, such as Finham. Women in Foleshill are expected to live 2.8 years less than the average for Coventry, 3.7 years less than the average for England, and 8.6 years less than women in more affluent areas of the city.

The majority of health inequalities occur due to social and economic factors. However, access to good quality health care can help to tackle or prevent inequalities and health

services are currently delivered from a number of individual GP practices in the area working from old premises and supported by a range of wider health services at the City Centre Walk in facility and the Health Centre in neighbouring Longford.

6.2 How is risk being managed?

The keys risk from the decision to allocate a site for the redevelopment is the time taken to secure commitment to a viable scheme from occupiers and funders. Close monitoring of progress by AEP will be undertaken by Council officers and it is proposed to report terms for disposal within 6 months.

In the interim the key risk arises from managing the site and preventing illegal access to the site. The Council have tendered the demolition of the building to minimise this risk.

6.3 What is the impact on the organisation?

The provision of improved medical facilities in Foleshill has the support of the Councils Public Health service. The subsequent disposal and redevelopment of the site means that it would be unavailable to the Council for service re-provision. The Council will manage the demolition and decommissioning works.

6.4 Equalities / EIA

The provider of services from the proposed health facility and residential development are not the Council and the Council is not required to undertake an equalities assessment arising from the disposal of land for the proposed redevelopment. The NHS service providers will be expected to conduct their own Equalities impact assessment for services affected and moved by the proposed redevelopment, but this will come at a later stage in the process.

6.5 Implications for (or impact on) the environment

There are no impacts on the environment arising from the allocation of the site for redevelopment. When the scheme proceeds an environmental impact assessment will be required as part of any planning application.

6.6 Implications for partner organisations?

Coventry and Rugby Clinical Commissioning Group and NHS England support the proposal and recognise (as did the Primary Care Trust before) that Foleshill has long been a priority location to improve health facilities.

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