
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.

24 August 2015

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 – Terms of disposal

Is this a key decision?

No

Executive Summary:

This report seeks approval to the terms for the disposal of the former Foleshill Leisure Centre site at Livingstone Road to be developed for a Primary Care Centre and supported social care accommodation.

Authority to negotiate the terms of disposal with Arden Estates Partnership (AEP) for these purposes was given at your meeting on 1st December 2014. AEP is the exclusive developer of NHS Primary Care accommodation in Coventry. Authority was also given at the same meeting to demolish the former Foleshill Leisure Centre that occupied the site within a budget of £360,000. Demolition has been completed and the full cost of demolition will be recovered from the receipt arising from disposal.

The former Leisure centre has been re - provided at Centre AT7 and has recently celebrated its first anniversary of opening. Usage of the new centre is significantly improved on the former centre.

Recommendations:

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

- (1) Approve the disposal of the former Foleshill Lesiure Centre site in accordance with the terms detailed in the private report on this agenda.

List of Appendices included:

Site Plan

Other useful background papers:

Cabinet Member Report – Business, Enterprise and Employment, 1st December 2014,
Livingstone Road – Authority to Negotiate

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

Report title: Livingstone Road – Terms of disposal

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 availability of the Livingstone Road site, following the re-provisioning of the Foleshill Leisure Centre at Centre AT7, overcome the problems of site availability that had prevented better health facilities coming forward previously. Authority to negotiate with Arden Estates Partnership, the NHS exclusive provider of primary care accommodation, was given in December 2014 for a primary care scheme and supported social care accommodation. This report sets out the terms agreed for approval.
- 1.2 Authority was given at the same time to demolish the former Leisure Centre, and this has been achieved within the budget provided and to be recovered from the proceeds of disposal which exceed the costs.

2. Options considered and recommended proposal

- 2.1 There is only one option to consider, whether to approve the terms or not. When authority to negotiate with AEP was given in December 2014, the option to openly market the site was discounted, as least likely to provide an improvement in health facility.
- 2.2 The proposed development comprises the following elements, a primary care centre to provide new doctors GP accommodation to support a patient list of at least 10,000 and a range of care facilities to support people with social care / health needs.
- 2.3 A purpose built facility will act as an enabler to supporting the changes needed in health services and improve access to their delivery. The Primary Care facility is looking to support 10,000 patients, and would replace the temporary accommodation at the General Wolfe car park approximately 200 – 300 metres away as a minimum. This health practice has been mandated by NHS England to provide services from the new health facility. The new development will provide patients with improved access to a range of services aimed at reducing the demand for urgent care and supporting patients to manage their conditions at home or in the community. The benefits are:
 - Improved patient access and continuity of care in an area of Coventry that is among the most deprived wards in England.
 - Integrated services that wrap around the patient provided from a purpose built facility that will enhance patient comfort, safety and dignity.
- 2.4 Space remains within the site if the Council wanted to explore community or operational space to let subject to terms being agreed with AEP.
- 2.5 AEP have been in negotiations with providers / developers regarding the development of care facilities on the site which will complement the range of services available. Provisional agreements are in place to develop a scheme for people with Mental Health needs through a recovery model whilst further discussions between AEP and other providers are taking place regarding the remainder of the site for accommodation for people with learning disabilities.
- 2.6 The terms agreed for the disposal of the site in its current condition conditional on the grant of a satisfactory planning consent and a contractual commitment to provide the Primary Care Centre within 18 months should the different elements of the scheme proceed on different timescales.

3. Results of consultation undertaken

- 3.1 Informal officer consultation has been undertaken on the proposed development with Planning and the proposed uses are consistent with planning policies but will be subject to full consultation resulting from the submission of a detailed planning application.
- 3.2 AEP have consulted within the NHS and the proposal for replacement Primary Care and supported care home have the support of the Coventry and Rugby Clinical Commissioning Group.
- 3.3 Coventry City Council's Strategic Commissioning Team has been discussing the scope of the site with AEP and has aimed to steer any development towards supporting the Council's agenda to support local people within Coventry. There is the opportunity for the Council and / or Health partners to utilise the scheme once built. However, there is no commitment from the Council to place people and no such agreements are in place to do so at this stage.

4. Timetable for implementing this decision

- 4.1 A planning application would be submitted for the development by the end of October 2015. Completion of transfer would be conditional on the grant of planning permission and would be expected to be completed before the end of the Current financial year.

5. Comments from Executive Director of Resources

5.1 Financial implications

The terms as stated in this report will result in a net receipt after demolition costs which will contribute to the corporate capital receipt target.

5.2 Legal implications

The disposal represents an open market value disposal and satisfies the Councils requirement to achieve best consideration under section 123 of the Local Government Act 123.

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 key risk going forward is securing planning permission for the proposed development and securing contractual agreement with the respective operators of the component parts of the site. The contractual documentation between the Council and AEP will guarantee that a primary care facility will be constructed should the different components proceed on different timelines after planning permission has been obtained.

Regular project management meetings will be held with AEP to ensure the development programme proceeds on a timely basis.

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.

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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