

Coventry City Council
Minutes of the Meeting of Cabinet Member for Jobs and Regeneration held at 2.00
pm on Wednesday, 31 August 2016

Present

Cabinet Member: Councillor J O'Boyle

Other Members: Councillor D Welsh (Deputy Cabinet Member)
Councillor G Crookes (Shadow Cabinet Member)

Employees (by Directorate):

Place: R Moon, J Norton

Resources: S Bennett, J Sprayson

Public Business

8. **Declaration of Interests**

There were no disclosable pecuniary interests.

9. **Minutes**

The Minutes of the meeting held on 6 July, 2016 were signed and agreed as a true record.

10. **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 matters indicated below on the grounds that those items involve the likely disclosure of exempt information, as defined in Paragraph 2 and 3 of Schedule 12A of that Act, as they contain information relating to the financial or 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:-

Minute Number	Item
18	Freehold Sale – 14, The Row, Baginton
19	Livingstone Road – Revised Terms to Enable Supportive Living Development by Coventry Warwickshire MIND to proceed before health Centre Development
20	The Former Parish Rooms, Vecqueray Street, Coventry

11. **Norton House - Lease to Coventry Refugee and Migrant Centre**

The Cabinet Member for Jobs and Regeneration considered a report of the Executive Director of Place which indicated that the Coventry Refugee and Migrant Centre (CRMC) is a charity which occupies premises in Lamb Street from a private landlord on a short term tenancy agreement which the Council in part funds through grant aid to the organisation.

CRMC have agreed to take a lease of Norton House from the Council to develop as a permanent base and resource centre. Norton House is in the freehold ownership of the Council and was previously occupied by the Coventry Cyrenians as a drop in centre for the homeless, but was vacated in June 2014. Since that time, Norton House has been marked on a leasehold basis, however, interest over this time has been limited.

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

- (1) Approves the grant of a lease of Norton House to Coventry Refugee and Migrant Centre upon the terms set out in this report**
- (2) Delegates authority to the Resources Directorate (namely Legal Services) to prepare the agreed lease to the Coventry Refugee and Migrant Centre on the basis of the agreed terms which will include a capital contribution of £75,000 from Coventry City Council to essential repair and fit out of Norton House**
- (3) Delegates authority to the Executive Director of Place and the Executive Director of Resources as appropriate, following consultation with the Cabinet Member for Jobs and Regeneration, to agree any variations or new requirements that are deemed necessary to give effect to the above proposals**

12. **Freehold Sale - 14 The Row, Baginton**

The Cabinet Member for Jobs and Regeneration considered a report of the Executive Director of Place which sought approval to the sale of the Council's freehold interest in 14 The Row, Baginton. The property forms one part of a row of 14 residential properties situated on The Row in Baginton, which are held on a long lease by Orbit Group Limited (formally Orbit Housing) ("Orbit") from 1979 at a peppercorn rent without review. The lease expires in 2078.

The house is currently vacant and Orbit propose to sell 14 The Row on the open market and have agreed to pay the Council a capital sum now for its freehold interest. When the house is sold by Orbit, the Council will receive a share of the sale price less the initial consideration. Orbit recycle the proceeds of any properties that are sold and the surplus from this sale will contribute to the reserve funds for current and future social housing developments.

A corresponding private report detailing confidential financial matters was also submitted for consideration (Minute 14 below refers)

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

- (1) Approves the disposal of the Council's freehold interest in 14 The Row, Baginton in the terms detailed in the corresponding private report**
- (2) Delegates authority to the Executive Director of Resources to complete the freehold sale of 14 The Row, collect the agreed initial consideration and document the agreed claw back provision to be triggered on the sale of the house by Orbit**

13. Livingstone Road - Revised Terms to Enable Supportive Living Development by Coventry Warwickshire Mind to Proceed Before Health Centre Development

The Cabinet Member for Jobs and Regeneration considered a report of the Executive Director of Place which sought approval to revise the terms for approval for the disposal of the former Foleshill Leisure Centre site at Livingstone Road for the future development of a Primary Care Centre and supported social care accommodation.

The former Cabinet Member for Business, Enterprise and Employment previously approved the terms for disposal to Arden Estates Partnership (AEP) who are the exclusive developer of NHS Primary Care accommodation in Coventry (Minutes 18 and 23/15 refer).

AEP introduced Coventry and Warwickshire Mind (CWM) to develop a supportive living facility aimed primarily at mental health on part of the site and the intention was to sell part of the site to CWM. In anticipation of the sale between the Council and AEP, (subject to confirmation of NHS funding) CWM subsequently obtained planning permission for a mental health facility on the site.

Since the previous Cabinet Member decision, AEP are still awaiting approval from the NHS to proceed with the development despite obtaining planning permission for the development on the site as a health centre. Due to the on-going delay with AEP obtaining NHS approval for funding, CWM are at risk of losing funding for the supportive living facility which will serve the residents of Coventry.

To ensure that the development of this site is progressed and the City does not lose a supported mental health facility, CWM have proposed that the Council disposes of the freehold of the site to them. CWM will thereafter commence the development of their part of the site and facility and once AEP have secured NHS approval for the health facility, AEP will acquire their part of the site direct from CWM. The site will be acquired from the Council at the previously agreed price to AEP and is in accordance with Section 123 of the Local Government Act 1972.

A corresponding private report, detailing confidential financial matters was also submitted for consideration (Minute 19 below refers)

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

- (1) Approves the revised terms to dispose of the former Foleshill Leisure Centre to Coventry Warwickshire Mind as detailed in the corresponding private report**
- (2) Delegates authority to the Resources Directorate (namely Legal Services) to prepare the agreed freehold transfer to CWM on the basis of the agreed terms and collect the payment of the agreed purchase price.**
- (3) Delegates authority to the Executive Director of Place and the Executive Director of Resources as appropriate, following consultation with the Cabinet Member for Jobs and Regeneration, to agree any variations or new requirements that are deemed necessary to give effect to the above proposals.**

14. The Former Parish Rooms, Vecqueray Street, Coventry

The Cabinet Member for Jobs and Regeneration considered a report of the Executive Director of Place which sought approval to the sale of the Council's freehold interest in the property known as The Parish Rooms, Vequeray Street, Coventry.

The property is subject to a ground lease from December 1990 at a peppercorn rent without review. The lease expires in 2089. The premises are used for student accommodation and the Council received a premium on the grant of the lease in 1990.

The current leasees have approached the Council to acquire the freehold interest and have offered a capital sum plus payment of the Council's reasonable surveyors and legal fees.

The freehold is not part of a strategic land holding and the Council would not expect to receive any further payments under the terms of the lease. The disposal of this ground lease is consistent with the Council's recent policy of selling freeholds subject to long leaseholds where there is little or low return to the Council during the term of the lease.

A corresponding private report detailing confidential financial matters was also submitted for consideration (Minute 20/16 below refers).

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

- (1) Approves the disposal of the Council's freehold interest in The Former Parish Rooms, Vecqueray Street, Coventry at the purchase price as detailed in the corresponding private report**
- (2) Delegates authority to the Executive Director of Resources to complete the freehold sale and collect the agreed consideration**

15. Authority for Attendance

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

- (1) Approves the attendance of two officers on a Trade and Investment visit to Olofstrom, Sweden in November, 2016
- (2) Approves the attendance of an officer on a visit to Shanghai and Beijing, China, as invited by UKTI, between 24 September and 1 October, 2016

16. **Outstanding Issues**

There were no outstanding issues.

17. **Any Other Items of Urgent Public Business**

There were no other items of urgent public business

18. **Freehold Sale - 14, The Row, Baginton**

Further to Minute 12 above, the Cabinet Member for Jobs and Regeneration considered a report of the Executive Director of Place which detailed confidential financial matters in relation to the freehold sale of 14 The Row, Baginton.

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

- (1) Approves the disposal of the Council's freehold interest in 14 The Row, Baginton in the terms as detailed in the report.
- (2) Delegates authority to the Executive Director of Resources to complete the freehold sale of 14 The Row in the terms as detailed in the report.

19. **Livingstone Road - Revised Terms to Enable Supportive Living Development by Coventry Warwickshire MIND to Proceed Before Health Centre Development**

Further to Minute 13 above, the Cabinet Member for Jobs and Regeneration considered a report of the Executive Director of Place which detailed confidential financial matters relating to the revision of terms for the disposal of the former Foleshill Leisure Centre site at Livingstone Road for the future development of a Primary Care centre and supported social care accommodation.

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

- (1) Approves the revised terms to dispose of the former Foleshill Leisure Centre to Coventry Warwickshire Mind.
- (2) Delegates authority to the Resources Directorate (namely Legal Services) to prepare the agreed freehold transfer to CWM on the basis of the terms as detailed in the report.
- (3) Delegates authority to the Executive Director of Place and the Executive Director of Resources as appropriate, following consultation with the Cabinet Member for Jobs and Regeneration, to

agree any variations or new requirements that are deemed necessary to give effect to the above proposals.

20. The Former Parish Rooms, Vecqueray Street, Coventry

Further to Minute 14 above, the Cabinet Member for Jobs and Regeneration considered a report of the Executive Director of Place which detailed confidential financial matters in relation to the sale of the Council's freehold interest in The Former Parish Rooms, Vecqueray Street.

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

- (1) Approves the disposal of the Council's freehold interest in tthe Former Parish Rooms, Vecqueray Street in the terms as detailed in the report.**
- (2) Delegates authority to the Executive Director of Resources to complete the freehold sale and collect the agreed consideration.**

21. Any Other Items of Urgent Private Business .

There were no other items of urgent private business.

Note: The items on the agenda relating to "189 and 191 Princethorpe Way – Ernesford Grange – Authority to Dispose" were withdrawn from the agenda for consideration at a future meeting.

(Meeting closed at 2.25pm)