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**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.**

Joint Meeting of Cabinet Member for Adult Services and  
Cabinet Member for Jobs and Regeneration

19 April 2017

**Name of Cabinet Members:**

Cabinet Member for Adult Services – Councillor F Abbott

Cabinet Member for Jobs & Regeneration – Councillor J O’Boyle

**Director Approving Submission of the Report:**

Deputy Chief Executive (Place)

Deputy Chief Executive (People)

**Ward(s) affected:**

St Michael’s

**Title:**

Relocation of “The Pod” from 1 Lamb Street to 31 Far Gosford Street Coventry

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**Is this a key decision?**

No

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**Executive Summary:**

The Pod currently operates from a property leased by the City Council at 1 Lamb Street and plays an important role in supporting adults with severe or enduring mental ill health to re-engage with their community and access new opportunities. A significant percentage of people referred to the Pod have dual diagnosis having issues relating to misuse of alcohol and/or drugs alongside their mental ill health. The service is joint funded by the City Council and Coventry and Rugby Clinical Commissioning Group and is successful in supporting people to become independent of services thereby reducing demand across health and social care.

Although operating on an appointment basis The Pod also delivers a café from within 1 Lamb Street that is open to the general public and further assists in facilitating community links for

adults with mental ill-health through specific initiatives including Food Union and Time Bank (both award winning citywide schemes).

The Council currently has a 10 year lease of 1 Lamb Street, which will expire on 28 September 2017. Due to the high property running costs it is the Council's intention not to renew the lease and to relocate the services currently in 1 Lamb Street to alternative locations. This will deliver long term revenue cost savings to the Council.

This potential for relocation provides a positive opportunity for the further development of the POD. A more accessible and visible location should improve footfall to the café whilst retaining accessibility for people accessing the service who rely mainly on public transport. A location on Far Gosford Street will also enable the links between the Pod and Fargo Village to be enhanced.

The nature of the service provided requires alternative accommodation to be of a size that can accommodate a café area for 40 + people with space for a commercial and a training kitchen. Due to these specific requirements options for relocation have been limited.

The purpose of this report is to seek authority to relocate the Council's service known as The Pod which is currently operating out of 1 Lamb Street into 31 Far Gosford Street which is owned by a third party landlord.

**Recommendations:**

Cabinet Member for Adult Services is recommended to:

- (1) Approve the relocation of the Pod from 1 Lamb Street to 31 Far Gosford Street.

Cabinet Member for Jobs and Regeneration is recommended to:

- (2) Approve the Council taking a 10 year lease of 31 Far Gosford Street on the terms outlined in this report to facilitate the relocation of the Pod from 1 Lamb Street.
- (3) Delegate authority to the Deputy Chief Executive (Place) to conclude the agreement of the terms of the lease of 31 Far Gosford Street.

**List of Appendices included:**

None

**Other useful background papers:**

None

**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: Relocation of “The Pod” from 1 Lamb Street to 31 Far Gosford Street Coventry

## **1. Context (or background)**

- 1.1 The Pod plays an important role in supporting adults with severe or enduring mental ill health in Coventry and currently operates from a property leased by the City Council at 1 Lamb Street. A significant percentage of people referred to the Pod have dual diagnosis having issues relating to misuse of alcohol and/or drugs alongside their mental ill health.
- 1.2 The Pod supports adults on a referral basis, once referred Development Workers work with people on a one to one appointment basis, supporting them to re-engage with their community and to find new opportunities. Building community capacity is an important element of this and alongside this one to one work specific initiatives are ran from the Pod including Food Union and Time Bank (both award winning citywide schemes). Through making connections with people and communities of interest across the city the service also helps to combat the stigma often associated with mental ill-health and address the impact of isolation.
- 1.3 The service is joint funded by the City Council and Coventry and Rugby Clinical Commissioning Group and is successful in supporting people to become independent of services thereby reducing demand across health and social care.
- 1.4 The Pod currently opens on weekdays from 8.30 am to 4.30pm and occasionally on evenings and weekends for specific events. A café is also operated which is open to the general public.
- 1.5 The Council currently has a 10 year lease of 1 Lamb Street, which will expire on 28 September 2017. Due to the high property running costs it is the Council’s intention not to renew the lease and to relocate the services currently in 1 Lamb Street to alternative locations. This will deliver long term revenue cost savings to the Council.
- 1.6 This potential for relocation provides a positive opportunity for the further development of the POD. A more accessible and visible location should improve footfall to the café whilst retaining accessibility for people using the service who rely mainly on public transport. A location on Far Gosford Street will also enable the links between the Pod and Fargo Village to be enhanced.
- 1.7 Due to the nature of the service it requires a central location, which is accessible to bus routes and which has a good passing footfall. It also has to be large enough to accommodate a café area for 40 + people with space to accommodate both a commercial and a training kitchen. Due to these specific requirements options for relocation have been limited. It was considered whether there were any properties currently controlled by the City Council which the Pod could relocate to but none were identified that it could stay in for 10 years. As no City Council premises was available privately controlled options were considered with 31 Far Gosford Street, having been identified as the best suitable alternative location.

## **2. Options considered and recommended proposal**

- 2.1 Option 1: Recommended Option  
To enter into a lease in respect of 31 Far Gosford Street

- 2.2 This recommended option has several service benefits including continuity of existing services and, retention of a central location which is important as people accessing the service come from all parts of the city. Although not within the ring-road the new location is equidistant (about a 5 minute walk) from Pool Meadow Bus Station when compared to current location on Lamb Street.
- 2.3 Due to the more prominent location on Far Gosford Street there will be improved footfall meaning that more customers are expected to use the café which will increase income and enable additional opportunities for engagement.
- 2.4 Option 2: Not Recommended  
For the Council to remain in 1 Lamb Street and to renew the existing lease so that the Pod and the other Council services can remain in their current location. It has, however, been established that the annual property running costs of 1 Lamb Street are too high and the lease needs to be terminated and alternative locations found for the services. This option would not bring the benefits accruing from improved location.
- 2.5 Option 3: Not Recommended  
For the Council to find an alternative location for the Pod within the Council's own commercial portfolio rather than taking a lease from a private landlord. A search has been made of the shop units available or potentially available within the Council's commercial portfolio and no suitable property has been identified. This would mean continued uncertainty for the service in respect of location with concomitant disbenefits.
- 2.6 Option 4: Not Recommended  
For the Council to continue to look for other suitable alternatives from private landlords, but as the landlord of 31 Far Gosford Street has an alternative restaurant tenant wanting to take the unit this would mean giving up this option. This would create additional uncertainty for the service as per option 3.

### **3. Results of consultation undertaken**

- 3.1 Formal consultation is required in respect of the relocation of The Pod, however, engagement with users and employees takes place regularly in respect of how the service operates and what it delivers to ensure that the service continues to meet evolving service needs.

### **4. Timetable for implementing this decision**

- 4.1 Should the recommended option be approved officers will work to a timetable to ensure that the new lease of 31 Far Gosford Street is completed in sufficient time to allow the Council to go into occupation and carry out the fitting out works so that The Pod can be relocated to the property prior to the termination of the Council's leasehold interest of 1 Lamb Street on 28 September 2017.

### **5. Comments from the Director of Finance and Corporate Services**

- 4.2 Financial implications

The total expected costs of the move are to be funded from existing resources. This proposal will achieve a saving in ongoing revenue costs (due to alternative premises used) which have been earmarked to achieve the existing savings target for Property rationalisation.

4.3 Legal implications

4.4 The Care Act (2014) builds on previous legislation and statutory guidance and focusses health and social care on prevention, early intervention and recovery. The service provided by the Pod assists in discharging the Local Authority's statutory duties under s2 Care Act (2014) of preventing, reducing or delaying needs.

4.5 Officers within Legal Services will work with officers from Property to complete the 10 year lease of 31 Far Gosford Street with the landlord.

## **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 Pod café, Time Union and Food Union support a number of the Council's wider strategies including Feeding Coventry, promoting the city in its bid for City of Culture, promoting Public Health, community cohesion and ensuring that people with severe and enduring mental ill health feel part of the city.

### **6.2 How is risk being managed?**

There is a risk that the relocation will not take place within the timescale set by the termination of the Council's lease of 1 Lamb Street on 28 September 2017. Officers will therefore work to a timescale and monitor critical dates to ensure that the lease is completed in sufficient time to allow the fitting works to be carried out in time for the service to relocate prior to the termination of the Lamb Street lease.

### **6.3 What is the impact on the organisation?**

Council staff and service users will be required to relocate from one location to another in the City. The property has been specifically chosen because of its location close to the City Centre, close to public transport networks and with a good passing footfall. Officers in People Directorate will work with staff and service users to ensure that the impact of the change is kept to a minimum.

The 12 staff currently employed at the POD by Adult Services and 3 Business Services personnel have been informed of the potential move to new premises. Trades Unions have been kept informed of the situation.

Officers from Property and Legal Services will work on the completion of the lease.

### **6.4 Equalities / EIA**

Accessibility requirements of the new premises for service users have been fully considered and the location is easily accessible from the City Centre and by use of public transport.

The proposed move is expected to have positive equality benefits including increased opportunities for the community engagement and improved accessibility.

The proposed new location is also expected to have a wider equality benefit through being less stigmatising than the current location (which has a history of mental health provision).

## 6.5 Implications for (or impact on) the environment

None

## 6.6 Implications for partner organisations?

Community stakeholders and partner organisations involved with the running of The Pod are fully aware of the proposed relocation.

### Report author(s):

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Richard Moon	Assistant Director Property Management & Property Services	Place	8.3.17	8.3.17
Mark Williams	Lead Accountant	Place	8.3.17	8.3.17
Gerda Dunn	General Manager. Internally Provided Services for LD/MH	People	14.3.17	14.3.17
Pete Fahy	Director of Adult Services	People	5.4.17	5.4.17
Paul Beesley	Team Leader Property Development, Disposal & Acquisition	Place	9.3.17	13.3.17

<b>Names of approvers for submission:</b> (officers and members)				
Finance: Phil Helm	Finance Manager - Place	Place	16.3.17	16.3.17
Legal: Julie Sprayson	Property Lawyer – Legal Services	Place	8.3.17	8.3.17
Julie Newman	Children and Adults Legal Services Manager	Place	5.4.17	5.4.17
Martin Yardley	Deputy Chief Executive (Place)	Place	30.3.17	30.3.17
Gail Quinton	Deputy Chief Executive (People)	People	5.4.17	5.4.17
Members: Councillor J O'Boyle	Cabinet Member for Jobs & Regeneration		3.4.17	3.4.17
Councillor F Abbott	Cabinet Member for Adult Services		5.4.17	3.4.17

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