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Coventry City Council

Minutes of the Meeting of Cabinet held at 2.00 pm on Tuesday, 29 August 2017

Present:

Members: Councillor G Duggins (Chair)
Councillor L Bigham
Councillor A Khan (Deputy Chair)
Councillor K Maton
Councillor J Mutton

Non-Voting Deputy
Cabinet Members Councillor P Akhtar
Councillor B Kaur
Councillor C Thomas
Councillor D Welsh

Non-Voting Opposition
Members: Councillor A Andrews
Councillor G Ridley

Other Members: Councillor J Clifford
Councillor M Mutton

Employees (by Directorate):

Chief Executive's M Reeves (Chief Executive)

People K Nelson, People Directorate
J Newman, Resources Directorate
Place M Reeves, Chief Executive
M Salmon, Resources Directorate
B Hastie, Resources Directorate
P Jennings, Resources Directorate
J Grant, Place Directorate
R Moon, Place Directorate
D Cockroft, Place Directorate

Apologies: Councillor F Abbott, K Caan, J Innes, J O'Boyle and E Ruane

Public Business

35. Declarations of Interest

Councillor Thomas declared a disclosable pecuniary interest in the matter referred to in Minutes 41 and 45 below, headed 'The Redevelopment of Riley Square'. She withdrew from the meeting for consideration of this matter.

36. Minutes

The minutes of the meeting held on 1st August 2017 were agreed and signed as a true record. There were no matters arising.

37. **Exclusion of Press And Public**

RESOLVED that the Cabinet agrees to exclude the press and public under Sections 100(A)(4) of the Local Government Act 1972 relating to the following private reports on the grounds that the reports involve the likely disclosure of information defined in Paragraph 3 of Schedule 12A of the Act, as they contain information relating to the financial affairs of a particular person (including the authority holding that information) and in all circumstances of the cases, the public interest in maintaining the exemption outweighs the public interest in disclosing the information:

Minute No.	Report title
45	The Redevelopment of Riley Square
46	Coventry and Warwickshire Agreed Syllabus for Religious Education 2017-2022

38. **2017/18 First Quarter Financial Monitoring Report (to June 2017)**

The Cabinet considered a report of the Deputy Chief Executive (Place), that would also be considered by the Council and the Audit and Procurement Committee at their meetings on 5th and 11th September 2017 respectively, that advised Members of the of the forecast outturn position for revenue and capital expenditure and the Council's treasury management activity as at the end of June 2017 (Quarter 1). The headline revenue forecast for 2017/18 was an over spend of £4.6m. At the same point in 2016/17 there was a projected overspend of £6.4m.

The report also recommended a change to the Council's Investment Strategy and Policy, reviewed every year as part of the Council's Budget Setting process, to enable the Council to continue its current level of investment in Property based Collective Investment Schemes.

This position reflected areas that had reported overspends in recent previous years and ones where new budgetary issues were emerging. Although the initially reported overspend position was not as large as this time last year, the Senior Management Board was aware of the need to address the range of budgetary issues facing the Council. This included continued challenges in delivering savings targets set in previous Budgets and some local demand pressures, in particular in relation to looked after children and housing related costs. Even at this early stage it was likely that some of these pressures would need to be considered as part of the Council's Budget Setting process for the 2018/19 Budget, although further work would continue to keep these to a minimum.

The Council's Capital spending was projected to be £128m for the year, a net increase of £5m on the programme planned at the start of the year.

The Cabinet requested that a briefing note be circulated to them providing further detail of the planned savings for the Business Services element of the Customer Services and Transformation service area.

RESOLVED that the Cabinet:

- 1. Notes the forecast revenue overspend at Quarter 1.**
- 2. Approves the revised capital estimated outturn position for the year of £128m incorporating: £2.5m net increase in spending relating to approved/technical changes (Appendix 2 of the report), £12.6m of expenditure rescheduled from 2016/17 into 2017/18 and £10.3m net rescheduling of expenditure into 2018/19 (Appendix 4 of the report).**
- 3. Requests that Council approves an adjustment to the Council's Investment Strategy and Policy to increase the maximum investment limit with property based Collective Investment Schemes to £10m, up from £8m.**

39. Coventry and Warwickshire Growth Deal 3 Allocation

The Cabinet considered a report of the Deputy Chief Executive (Place), that would also be considered by the Council at their meeting on 5th September 2017, that sought approval for the City Council to agree to accept into its Accountable Body remit, additional Growth Deal funding of £42.44m secured from central Government to add to the existing approval of £89.4m.

Coventry and Warwickshire Local Enterprise Partnership (CWLEP) had been successful in negotiating and securing additional £42.44m of Growth Deal (GD) funding from central Government to add to the existing approval of £89.4m. In total, Growth Deal resources now totalled £131.8m which would support economic growth. By 2021 up to 7,500 jobs will be created and 3,500 homes built with a total investment of up to £240m.

The enlarged Deal remained focused on the four key areas of:

- New infrastructure to improve connections, tackle congestion and support housing and employment sites.
- Driving innovation in Advanced Manufacturing and Engineering.
- Supporting businesses to flourish.
- Growing local skills and talent.

The Council had previously agreed to be the Accountable Body for the Coventry and Warwickshire First and Second Wave of Growth Deal funding and the Programme had been operational since 2015.

RESOLVED that the Cabinet authorises the City Council to accept an additional £42.44m of Growth Deal Funding in its role as Accountable Body and guarantor for the Coventry and Warwickshire Growth Deal and enter into grant aid agreements with delivery organisations.

40. Authority for Attendance At Conference

RESOLVED that the Cabinet approve the attendance of The Lord Mayor, Councillor A Khan (Deputy Leader of the Council) and Jane Barlow (Principal Private Secretary to the Lord Mayoralty) at the City of Kiel's

Official Ceremony to mark the 70th anniversary of Friendship Links with Coventry to be held in Kiel, Germany on 8 – 11 September 2017.

41. The Redevelopment of Riley Square

The Cabinet considered a report of the Deputy Chief Executive (Place) that set out proposals for Innovative Retail Development Limited to enter into a 150 year lease with the City Council, to enable the refurbishment and redevelopment of the Riley Square Shopping Centre. The lease would include the whole of the Shopping Centre and the residential parts which were subject to a long lease to Whitefriars Housing Association.

A corresponding private report detailing confidential aspects of the proposals was also submitted to the meeting for consideration (Minute 45 below refers).

Riley Square Shopping Centre was part of the Bell Green District Centre that was built in the 1960's. The centre had an outdated design and suffered from a lack of significant investment and was in a poor physical condition. The decline in the shopping centre had been accelerated with changing shopping habits and nearby competing centres including the Arena Park, Courthouse Green and the Gallagher Retail Park.

A report considered by former Cabinet Member for Business, Enterprise and Employment on 29th March 2016 (his minute 64/15 referred), gave approval to authorise officers to enter into an Exclusivity Agreement with Innovative Retail Development Limited (IRDL) for them to undertake a feasibility study for proposals for the investment and refurbishment of Riley Square and possible terms for disposal by way of a long lease.

IRDL had identified that substantial capital investment was required to resolve outstanding repairs and maintenance, health and safety issues and public realm, to modernise the Centre. If the Council was to commit this capital spend over the medium term, any financial investment would not be worthwhile as it would not get the return on the investment.

Following discussions with the Council and Whitefriars Housing Association, IRDL were now in a position to enter into a 150 year lease with the Council, which would enable the refurbishment and redevelopment of the Centre. The lease would include the whole of the Shopping Centre and the residential parts, which were subject to a long lease to Whitefriars.

The Centre would need to be remodelled and it was essential that the visibility of the retail offer was improved. IRDL had undertaken negotiations with Whitefriars who were supportive of the proposals in principle. Council owned land at Almond Tree Avenue had been identified for the development of affordable houses to compensate Whitefriars for any future loss.

RESOLVED that the Cabinet:

- 1. Delegates authority to the Director of Project Management and Property Services to enter into a new 150 year lease with IRDL on a Full Repairing and Insuring Basis.**

2. **Approves that the land at Almond Tree Avenue is transferred from the Council to Whitefriars Housing Association to assist in the regeneration of Riley Square.**
3. **Authorises the advertisement of the proposed disposal of the public open space in accordance with the requirements of Section 123 (2A) of the Local Government Act 1972 (as amended) and for any representations to be reported to Cabinet Member for Jobs and Regeneration for consideration.**
4. **Delegates authority to Legal Services to execute all necessary documentation to give effect of the transfer and the lease.**
5. **Delegates authority to the Director of Project Management and Property Services, following consultation with the Cabinet Member for Jobs and Regeneration, to make any subsequent variation in relation to the terms of the proposals in this report.**

42. Coventry and Warwickshire Agreed Syllabus for Religious Education 2017-2022

The Cabinet considered a report of the Deputy Chief Executive (People) that sought approval of the Agreed Syllabus for Religious Education for use in Coventry schools over the next five years (2017-2022).

A corresponding private report detailing confidential aspects of the proposals was also submitted to the meeting for consideration (Minute 46 below refers).

Local Authorities (LAs) had a statutory duty to set up and maintain a 'Standing Advisory Council for Religious Education' whose duties included giving advice to the LA on the Religious Education (RE) given under the Agreed Syllabus, and to monitor the provision and quality of the Education provided by the Agreed RE Syllabus in the Local Authority's Community Schools (LA maintained schools that did not have a religious character). The Advisory Council comprised four groups of members representing: Christian denominations and other religions, and religious denominations that appropriately reflected the principal religious traditions of the area; the Church of England (Christianity); Teachers' Associations; Coventry City Councillors and people with particular expertise in the area of Religious Education or represented other groups.

The LA also had a statutory duty to set up and appoint members to an occasional body that was required to review the locally Agreed Syllabus for Religious Education every five years known as the Agreed Syllabus Conference, which had the same membership as the Advisory Council.

All Community, foundation and voluntary aided or voluntary controlled schools in Coventry without a religious character must teach RE according to the locally Agreed Syllabus adopted by the LA. Academies and schools which had a religious character could also use the locally Agreed Syllabus.

RESOLVED that the Cabinet approves the Agreed Syllabus for Religious Education for use in Coventry schools over the next five years (2017-2022).

43. Outstanding Issues

The Cabinet considered a report of the Deputy Chief Executive (Place) that contained a list of outstanding issue items that would be submitted to future meetings of the Cabinet and summarised the current position in respect of each item.

RESOLVED that the Cabinet approves the dates for future consideration of matters relating to the outstanding issue items listed in the report.

44. Any other items of public business which the Chair decides to take as a matter of urgency because of the special circumstances involved.

There were no other items of public business.

45. The Redevelopment of Riley Square

Further to Minute 41 above, the Cabinet considered a private report of the Deputy Chief Executive (Place) that set out confidential aspects of proposals for Innovative Retail Development Limited (IRDL) to enter into a 150 year lease with the Council, to enable the refurbishment and redevelopment of the Riley Square Shopping Centre.

RESOLVED that the Cabinet:

- 1. Delegates authority to the Director of Project Management and Property Services to enter into a new 150 year lease with IRDL on a Full Repairing and Insuring Basis for the annual sum indicated in the report.**
- 2. Approves that the land at Almond Tree Avenue is transferred, for the sum now indicated in the report, from the Council to Whitefriars Housing Association to assist in the regeneration of Riley Square thus forgoing a potential capital receipt.**
- 3. Authorises the advertisement of the proposed disposal of the public open space in accordance with the requirements of Section 123 (2A) of the Local Government Act 1972 (as amended) and for any representations to be reported to Cabinet Member for Jobs and Regeneration for consideration.**
- 4. Delegates authority to Legal Services to execute all necessary documentation to give effect of the transfer and the lease.**
- 5. Delegates authority to the Director of Project Management and Property Services, following consultation with the Cabinet Member for Jobs and Regeneration, to make any subsequent variation in relation to the terms of the proposals in this report.**

46. **Coventry and Warwickshire Agreed Syllabus for Religious Education 2017-2022**

Further to Minute 42 above, the Cabinet considered a private report of the Deputy Chief Executive (People) that set out confidential aspects of proposals for approval of the Agreed Syllabus for Religious Education, attached as an appendix to the report, for use in Coventry schools over the next five years (2017-2022).

RESOLVED that the Cabinet approves the Agreed Syllabus for Religious Education for use in Coventry schools over the next five years (2017-2022).

47. **Any other items of private business which the Chair decides to take as a matter of urgency because of the special circumstances involved.**

There were no other items of private business.

(Meeting closed at 2.30 pm)

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