

Coventry City Council
Minutes of the Meeting of Cabinet Member for Jobs and Regeneration held at 2.00
pm on Wednesday, 7 March 2018

Present:

Members: Councillor J O'Boyle (Cabinet Member for Jobs and
Regeneration)

Councillor G Crookes (Shadow Cabinet Member for Jobs and
Regeneration)

Councillor G Duggins, Leader of the Council

Employees (by Directorate):

Place: S Bennett, R Moon, J Redfern and J Sprayson

People: N Patterson

Public Business

33. Declaration of Interests

There were no declarations of interest.

34. Minutes

The minutes of the meeting held on 10 January, 2018 were agreed and signed as a true record.

There were no matters arising.

35. Lease Consent to Change User and Variation to Proposed Seva Free School, Walsgrave Triangle, Coventry

The Cabinet Member for Jobs and Regeneration considered a report of the Deputy Chief Executive (Place) which indicated that the Seva Education Trust ("the Trust") moved to Link House in September, 2015. The Trust now wishes to expand and are looking to occupy and use 1 Eden Road near to Link House. In order to permit the use of Eden Road as a school, the Trust require the Council, acting as landlord and freehold owner, to agree to consent to a change of use under the terms of the original lease.

The Trust intend to use Class K permitted development rights to secure the necessary planning consent to permit 1 Eden Road to be used for educational purposes. Permitted development rights give the Council as Local Planning Authority limited grounds to resist the change of use. The Trust also wish to take a co-terminus lease from the Council over land at the rear of the building to be used as a school playing field in association with 1 Eden Road.

In considering this report, the Cabinet Member expressed concern that the school had been able to operate without appropriate outdoor play facilities, which was detrimental to the children at the school.

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

- 1. Subject to the Seva Education Trust gaining a lawful change of use planning consent under permitted development rights, allows the use of 1 Eden Road, Walsgrave Triangle Business Park for Educational use. Any such consent will give Coventry City Council the legal right to withdraw such consent after a minimum of 15 years in the event that the school does not comply with either their current obligations under a green travel plan or any new green travel plans imposed as a condition of any planning consent.**
- 2. Delegates authority to the Deputy Chief Executive (Place), to grant consent to change of use in respect of the existing long lease dated 21 January 1992 made between the Council and Ashford Developments Ltd so as to allow the proposed change of use, together with any other necessary variations to the said Lease for educational purposes to proceed.**
- 3. Delegates authority to the Director of Finance and Corporate Services and officers within Legal Services, to complete the necessary legal documentation in this matter.**
- 4. Authorises officers to negotiate the terms of the lease of the land at the rear of 1 Eden Road to be leased to Seva Education Trust for use as a school playing field and for officers in Legal Services to complete the lease subject to a satisfactory planning permission being obtained.**

36. Youth Services Property

The Cabinet Member for Jobs and Regeneration considered a report of the Deputy Chief Executive (People) which indicated that as part of the Connecting Communities Phase 2 Programme, on 7 March, 2017, Cabinet approved the ending of all Council ran universal youth work. At the time of writing, the Cabinet report, the future use of the associated buildings was unclear due to their differing status. Voluntary and community sector organisations expressing an interest in providing mitigating youth work were also able to express an interest in the buildings being vacated by the youth service subject to their individual status. However, none of the business cases associated with the buildings were successful and the service is now required to take appropriate action in order to dispose of those buildings that are now surplus to requirements.

On 31 August, 2017, all Council ran universal youth work ceased in sixteen locations across the City. Nine of the youth work activities took place within community venues and the remaining seven were based in buildings owned by the Council.

The report detailed proposals for the seven City Council properties that have been impacted upon by the decision to cease universal youth work provision being agreed and implemented.

The Cabinet Member commended all of the work done by Youth Services over many years in the City. He also requested that, in relation to Jardine Young People Centre, he be provided with information relating to the allocation of equipment from that Centre.

37. **Outstanding Issues**

There were no outstanding issues.

38. **Any Other Items of Public Business**

There were no items of urgent public business.

(Meeting closed at 2.30 pm)