

## Coventry City Council

### Minutes of the Meeting of Cabinet held at 2.00 pm on Tuesday, 27 November 2018

Present:

Members: Councillor G Duggins (Chair)  
Councillor AS Khan (Deputy Chair)  
Councillor F Abbott  
Councillor K Caan  
Councillor K Maton  
Councillor J Mutton  
Councillor J O'Boyle  
Councillor E Ruane  
Councillor P Seaman

Non-Voting Opposition Members: Councillor R Bailey (substitute for Councillor Andrews)  
Councillor G Ridley

Other Members: Councillor J Clifford  
Councillor B Kaur  
Councillor T Khan  
Councillor R Lakha  
Councillor McNicholas  
Councillor M Mutton  
Councillor R Singh

Employees (by Directorate):

People G Quinton (Deputy Chief Executive (People)), D Ashmore,  
J Gregg, N Hart

Place M Yardley (Deputy Chief Executive (Place)), M Andrews,  
S Elliott, B Hastie, N Johal, Clayton, P Jennings, R Moon,  
J Newman, D Nuttall, M Salmon

Apologies: Councillor R Ali  
Councillor P Akhtar  
Councillor A Andrews  
Councillor J Innes  
Councillor T Skipper

## **Public Business**

### **71. Declarations of Interest**

There were no disclosable pecuniary interests.

### **72. Minutes**

The minutes of the meeting held on 30<sup>th</sup> October 2018 were agreed and signed as a true record. There were no matters arising.

73. **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:

<b>Minute No.</b>	<b>Report title</b>
86	<b>Options to Improve the Quality but Reduce the Cost of Temporary Accommodation.</b>
87	<b>Binley Court, Brindle Avenue, Coventry – Investment Acquisition</b>

74. **2018/19 Second Quarter Financial Monitoring Report (to September 2018)**

The Cabinet considered a report of the Deputy Chief Executive (Place) which set out forecast outturn position for revenue and capital expenditure and the Council's treasury management activity as at the end of September 2018.

The headline revenue forecast for 2018/19 was an over spend of £0.5m. At the same point in 2017/18 there was a projected overspend of £3.1m.

This position continued to reflect overspends in several service areas that had been subject to recent budgetary pressure. Although the overall overspend position was relatively modest, the service and financial pressures in several areas continued to demand management attention. This was most pressing and significant in relation to challenges in housing and homelessness services. Notwithstanding a range of plans coming forward, it was now clear that these circumstances would be in place for some time and this was reflected in the financial proposals within the 2019/20 Pre-Budget Report.

The Council's capital spending was projected to be £222m for the year, a net decrease of £40m on the programme planned at the start of the year. At quarter 1 Cabinet was alerted to the possibility of significant capital slippage later in the budgetary cycle and this risk was one that continued to be of relevance.

The Cabinet noted that the report was also to be considered by the Audit and Procurement Committee at their meeting on 21<sup>st</sup> January 2019.

**RESOLVED that the Cabinet:**

- 1) **Notes the forecast revenue overspend at Quarter 2.**

- 2) **Approves the revised capital estimated outturn position for the year of £222.4m incorporating: £3.1m net reduction in spending relating to approved/technical changes and £23.9m net rescheduling of expenditure into 2019/20, as set out in Appendix 4 of the report.**

## 75. **Pre-Budget Report 2019/20**

The Cabinet considered a report of the Deputy Chief Executive (Place), which outlined, as a basis for consultation, a set of new revenue budget proposals for 2019/20 to 2021/22 and an overall Council Tax increase for 2019/20 of c2.9% as allowed for within Government guidelines. The final Budget proposals and the Council Tax increase would be subject to Council approval in February 2019.

The report indicated that the Council remained committed to seeking to protect its most vulnerable citizens and to delivering a range of core services to everyone in the city at a time of recent large reductions in Government funding. In last year's budget setting process, the Council approved proposals that indicated a balanced two year position to 2019/20 with a Budget gap in 2020/21. This was despite a number of service pressures affecting the Council and was achieved through a combination of increased tax revenues, new commercial income streams and a number of technical measures.

Moving forward into a new 3 year planning period incorporating financial year 2021/22, an updated position was included within this report reflecting revised estimates and new expenditure pressures. The Council continued to be faced with financial challenges stemming from uncertainty around the Local Government finance environment, greater external pressures in some of its demand led services and continued challenges in driving through a small number of remaining savings targets within its own budgets. The Council had also reassessed the financial position with regard to its anticipated tax revenues and a number of corporately controlled budgets with a view to mitigating this position. As a result the projected financial gap over the next three years had grown to £5m in 2019/20 rising to £30m.

As a result, the Council had been required to identify a number of new savings proposals within service departments to be included, within the report submitted, as a basis for consultation. It was anticipated that the vast majority of these could be achieved without significant negative impact upon Coventry citizens. Taking all these proposals into account, the Budget gap would reduce to £0.6m in 2019/20 rising to £25m by 2021/22.

The financial proposals were based on the funding set out in the Local Government Finance Settlement announced in February 2016 – an equivalent 2019/20 Settlement Funding Assessment reduction for the Council of £7m. This was the final year of the Government's current 4 year settlement and the figures indicated were not expected to alter significantly in forthcoming Government announcements in December 2018 and February 2019.

Further work would be undertaken to address the 2019/20 gap between now and the final Budget Report in February 2019. This would include consideration of the additional resources announced for social care as part of the Chancellor's Budget announced on 29<sup>th</sup> October 2018.

Details on individual spending and savings were provided in Section 2 and on a line by line basis in Appendix 1 of the report.

Indicative sums were included within the report for the Council's prospective Capital Programme for 2019/20 based on current knowledge. This would be updated in the February 2019 Budget Report, reflecting the most up to programme information available.

It was proposed to undertake a public consultation process through 2019 relating to the Council's grant support to external organisations.

**RESOLVED that the Cabinet:**

- 1) Approves the revenue spending and savings options in Section 2 and Appendix 1 and the broad Capital Programme proposals in section 2.6 of the report, as the basis for the Council's statutory budget consultation process.**
- 2) Approves the proposed approach on Council Tax in Section 2.7 of the report.**
- 3) Approves officers making preparations for a public consultation exercise in relation to the Council's grant payments to external organisations.**

**76. Coventry Tourism Strategy**

The Cabinet considered a report of the Deputy Chief Executive (Place), which set out a tourism and destination management plan for the City – 'Coventry Tourism Strategy 2019-2023'.

The report and appendices submitted addressed the outcomes of 12 months of tourism research and over 70 independently conducted stakeholder interviews on the development of Coventry's tourism offer. The adoption of the Strategy would provide a strong foundation from which to build successful tourism outcomes and economic impact from Coventry's position as European City of Sport 2019, UK City of Culture 2021, and as a host city for the Birmingham Commonwealth Games 2022.

The proposed Strategy's stated vision was by 2023 perceptions and awareness of Coventry as a leisure and business tourism destination would have improved and grown and residents would be even more proud, active ambassadors of their city. The city would be recognised as a host for major events and the city would be attracting more than 10 million visitors a year'.

The Strategy provided a five year vision and strategic plan for developing the Coventry visitor experience and visitor economy, building on the unique opportunities presented by the city's economic and industrial development alongside its place as European City of Sport 2019, UK City of Culture 2021 and its role as a host city for the Birmingham Commonwealth Games 2022. The development of the strategy had been commissioned by Coventry City Council

and the Coventry City of Culture Trust, with funding from the Great Place Scheme (supported by Arts Council England and Heritage Lottery Fund).

It was intended that the Strategy and its underpinning delivery plans would continue to evolve over the five year journey towards achieving its vision.

**RESOLVED that the Cabinet:**

- 1) Approves the Coventry Tourism Strategy 2019-2023.**
- 2) Notes the establishment of the Destination Partnership between the relevant partners and stakeholders (as set out in Appendix 4 of the report) for the purposes of overseeing and managing the implementation of the Coventry Tourism Strategy 2019-2023.**
- 3) Agrees that the Cabinet Member for Jobs and Regeneration (or any other Elected Member that the Cabinet considers most appropriate) be nominated as the Chair of the Destination Partnership.**
- 4) Notes that the Destination Partnership will operate in shadow form for the purposes of finalising the term of references and composition of its members as set out in the Tourism Strategy 2019-2023.**
- 5) Delegates authority to the City Solicitor to finalise and approve the terms of reference for the Destination Partnership.**

**77. Coventry Adoption Service Annual Report 2017-18**

The Cabinet considered a report of the Deputy Chief Executive (People), which set out the work undertaken by the Adoption Service between April 2017 and March 2018.

The Cabinet noted that, since the previous report, the Council had transferred elements of its adoption service to the Regional Adoption Agency, Adoption Central England (ACE), which came into effect from 1<sup>st</sup> February 2018. This was in accordance with national policy that all local authority adoption services were required to be part of a Regional Adoption Agency by 2020.

The Appendix to the report submitted provided detail on the service performance and, in summary, over the past year the Coventry Adoption Service had made progress in the following areas:

- Children's social care redesign has led to children and young people experiencing fewer changes of social worker. This meant that one social worker would be allocated to manage care proceedings and oversee adoption work.
- Smooth transition of elements of the adoption service to the Regional Adoption Agency – ACE.
- Robust and increased tracking arrangements for children pre-birth and post placement order.

- An increase in awareness of Fostering to Adoption and operational arrangements to support the increase in Fostering to Adopt placements.
- Completed a review of all adopters who were waiting in excess of a year for a placement and many of the adopters had now been matched with children.

**RESOLVED that the Cabinet accept the Adoption Service Annual Report 2017/18.**

**78. Local Offer and extension of Personal Adviser support to Care Leavers**

The Cabinet considered a report of the Deputy Chief Executive (People), which set out the local offer and extension of personal advisor support to care leavers.

The Children and Social Work Act 2017 (the Act) required Councils to publish a local offer for care leavers. The local offer was a document that outlined the services and support that would be available to care leavers in the local area where they lived when they left care. It should include information about legal entitlements (rights) as well as any extra support that the Council might choose to give. Some of these would have direct cost implications to the Council. Section one of the Act lists the corporate parenting that local authorities must follow in supporting looked after children and care leavers. These were:

- To act in the best interests, and promote the physical and mental health and wellbeing, of those children and young people.
- To encourage those children and young people to express their views, wishes and feelings.
- To take into account the views, wishes and feelings of those children and young people.
- To help those children and young people gain access to, and make the best use of, services provided by the local authority and its relevant partners.
- To promote high aspirations, and seek to secure the best outcomes, for those children and young people.
- For those children and young people to be safe, and for stability in their home lives, relationships and education or work.
- To prepare those children and young people for adulthood and independent living.

These principles underpinned Sections two and three of the Act. Section two of the Act required local authorities to consult on and publish a Local Offer for their care leavers. Coventry City Council had carried out a range of consultation activity with care leavers to gain feedback on what they would like to see in the Local Offer. This Local Offer must be published by the end of 2018.

Section three of the Children and Social Work Act 2017 had introduced a new duty on local authorities, which required them to offer Personal Adviser support to all care leavers up to age 25. The report submitted highlighted the financial implications of this requirement.

**RESOLVED that the Cabinet:**

- 1) Approves the proposed Local Offer as set out in this report and attached at Appendix A to the report.**
- 2) Agrees to the principles which will form part of the review of the housing allocations policy and to any consultation, if required, to ensure care leavers are suitably supported.**
- 3) Agrees to identify additional resource £130K within the budget setting process to fund the recommended care leaver offer.**

**79. European Regional Development Fund 2014-2020 – Coventry Second Round Applications**

The Cabinet considered a report of the Deputy Chief Executive (Place) that would also be considered at the meeting of the Council on 4<sup>th</sup> December 2018, which set out proposals for the Council to act as accountable body and guarantor for applications under the 2014-2020 European Structural Investment Fund.

The 2014-2020 European Structural Investment Fund (ESIF) Programme was launched in March 2015. The Programme would run until 2023 and in the first round, funding for projects running from January 2016 to December 2018, the Council was successful in acquiring £19.75m of funds to manage programmes under the Research and Innovation, Small Medium Enterprises (SME) Competitiveness, Low Carbon and Technical Assistance and Inclusive Labour Market themes.

These had added to the Council's strong track record in securing European funds in recent years and had secured in excess of £65m from the European Structural Funds since 2007.

However, the current EU funded Programmes were due to come to an end in December 2018 and the Council had submitted bids for Phase 2 programmes which run from January 2019 – December 2021 under the Research and Innovation, Small Medium Enterprise (SME) Competitiveness, Low Carbon and Technical assistance themes. Across all the bids the amount being bid for in the Phase 2 round was £10.03m, 39% of the £26m funding made available in this round of Calls.

The Council had already taken a leadership role in bringing partners together from across the Coventry and Warwickshire LEP area to develop projects and programmes that would lead to greater economic growth across the City and the sub region. The Council had an outstanding track record of securing, managing and delivering EU-funded programmes.

The report provided information on each of the bids and requested approval for the Council to act as accountable body and guarantor for these funding programmes.

**RESOLVED that the Cabinet recommends that Council:**

- 1) Approves (if successful) the drawdown of the grant funding, totalling £10.03m from ESIF to be utilised in delivering the City's priorities as set out in the report.**
- 2) Delegates authority to the Deputy Chief Executive (Place) and the Director of Finance and Corporate Services and the City Solicitor, and following consultation with the Cabinet Member for Jobs and Regeneration, to negotiate final terms and approve entry into:**
  - (a) the grant funding agreement to secure the ESIF funding with the City Council acting as the Accountable Body for the funding: and**
  - (b) a back to back funding agreement with such delivery partners as is deemed necessary to deliver the City's priorities as set out in the report.**
- 3) Subject to the terms of any agreement with ESIF and the delivery partners being approved by the Deputy Chief Executive (Place) in accordance with the delegation above, authorises the Deputy Chief Executive (Place) to administer the grant agreement with ESIF and the agreements with the delivery partners in accordance with their terms.**

**80. Taxi Licensing Matters**

The Cabinet considered a report of the Deputy Chief Executive (Place) on changes in legislation and technological advances that prompted a review of the requirements and processes undertaken for holders and applicants of driver, vehicle and operator licences within Coventry. Alongside the review a consultation had been undertaken to allow key stakeholders to share their views on proposed changes aimed to ensure that the processes undertaken by Coventry City Council in providing licences were robust and current ensuring that:-

- only "fit and proper" individuals held a licence in Coventry
- licensing processes were up to date and accessible
- taxi services in Coventry met the needs of their customers

In addition, the report provided detail on the proposal to consult on a move away from age based vehicle licensing restrictions to a requirement based on emissions, in support of Local Air Quality Management (LAQM) requirements.

The report also provided details on the proposal to allow Pedicabs and Tuk Tuks to be licensed within Coventry and sought approval to retain the current limit on the number of hackney carriage vehicle licences that could be issued.

Appendices to the report set out: proposed new Private Hire Operators Conditions of Licence; the current Private Hire Operators Conditions of Licence; the consultation document – proposed changes to current processes for new and existing driver and vehicle licence holders; and the proposed new Vehicle Conditions of Licence for Pedicabs and Tuk Tuks

**RESOLVED that the Cabinet:**

- 1) Approves the update and replacement of the existing Private Hire Operator Conditions of Licence to incorporate requirements around the use of automated systems including the provision to allow licences to be granted to operators based outside Coventry, subject to specific requirements.**
- 2) Authorises the attachment of the conditions set out in Appendix A to the report to future private hire operators licences granted.**
- 3) Revokes all existing Private Hire Operators' licences and immediately renews them, subject to the conditions set out in Appendix A to the report.**
- 4) Authorises the implementation of changes to current processes for new and existing driver and vehicle licence holders following consultation with key stakeholders.**
- 5) Authorises the proposal to consult on a move away from age based vehicle licensing restrictions to a requirement based on emissions.**
- 6) Authorises the conditions set out in Appendix D to the report regarding Vehicle Conditions for licensing Pedicabs and Tuk Tuks.**
- 7) Approves the continuation of the existing limit on the number of hackney carriage vehicle licences at 859 in accordance with the recommendations in the recent hackney carriage vehicle unmet demand survey.**

**81. Re-commissioning Homeless Services in Coventry**

The Committee considered a report of the Deputy Chief Executive (People) that sought approval to re-commission homeless services in Coventry.

Existing service arrangements were currently managed across several separate contracts with St Basil's and Midland Heart currently providing services for 18-24 year old singles (excluding rough sleepers and ex-offenders) and all other homeless related services (including rough sleepers and ex-offenders) delivered by the Salvation Army. These current contract arrangements end on the 31st March 2019.

The report sought approval to retender for the city's homelessness services within a framework of principles and key requirements. It was proposed to split this across three 'lots' covering: Young Adults (aged 18-24); Adults and couples without dependent children aged 25+ (including rough sleepers, ex-offenders and those with multiple complex needs); and Families (including pregnant couples/ singles).

Since the existing contracts were let in 2014, demands on the city's homelessness services had increased significantly. This was particularly true for families as well

as individuals who required support for multiple complex needs. This had placed substantial pressure on existing services and finances. There was therefore a need to review how services were provided going forward, especially for families and the principles and requirements of the new service highlighted those changes.

In summary these would include:

- A greater emphasis on support programmes for families with responsibility for accommodation and placements controlled fully by the Council;
- An enhancement in training and education services with a specific focus on households being tenancy ready and tenancy sustainment;
- The delivery of a new easily accessible hub service that could provide drop in support and a one stop shop for homeless services across multiple agencies;
- A specific emphasis on working productively with the Council and other partners to support homeless individuals and rough sleepers to address issues of substance miss-use, especially in public places with a view to exploring a fully supported and dedicated facility.
- A greater focus on on-going support and crisis management even after duty had been discharged. This was with a view to preventing re-presentation;
- Diversify the provision of direct access and supported accommodation including making provision for a female only facility.

Due to the substantial changes in homelessness services brought about by increased demand and the introduction of the Homelessness Reduction Act there was a need to undertake further work and research around how the details of future service provision would operate. This was expected to include a change to how the Council provided services, especially to families and the provision of temporary and emergency accommodation. As a result, the tender process for the new service was expected to be published at the end of October 2019 with a view to awarding a new contract in January 2020.

As a result, this report also sought delegated authority to negotiate a twelve month extension period with existing service providers to ensure a continuation of services was maintained to the city's most vulnerable households whilst the procurement exercise was undertaken. This was considered a necessary step to help manage risk, especially given the importance of the service area and vulnerability of households involved.

The delivery of new services as well as the short term extension of existing services would require extensive joint working across a wide range of council departments and service areas. It would also require a continuation and expansion of partnership working opportunities across the city through the Coventry Homelessness Forum and other relevant project groups and partnership boards.

**RESOLVED that Cabinet:**

- 1) Approves the commencement of a procurement process (in accordance with the Public Contract Regulations) to secure a delivery partner(s) for the homelessness services offer, as outlined in paragraph 1.4 of the report, subject to the cost of the contract being in line with current budget commitments.**
- 2) Following the completion of the procurement process, delegates authority to the Deputy Chief Executive (People), following consultation with the Cabinet Member for Housing and Communities, to award a contract for a period of up to 5 years to the preferred suppliers together with the option to extend for a further 2 years subject to satisfactory performance and budget availability.**
- 3) Approves in principle the extension of the existing services beyond 31st March 2019 to allow for more time to complete the tendering activity as a result of the complexity of the process, subject to such contract extensions not being for more than 12 months.**
- 4) Delegates authority to the Deputy Chief Executive (People,) following consultation with the Cabinet Member for Housing and Communities, to finalise the twelve month extension of existing services beyond the 31st March 2019 with the cost of the extensions in line with current budget commitments.**

**82. Options to Improve the Quality but Reduce the Cost of Temporary Accommodation**

The Cabinet considered a report of the Deputy Chief Executive (People) that sought approval to lease a high rise development to provide temporary accommodation for homeless households.

A corresponding private report was also submitted to the meeting setting out the commercially confidential matters of the proposal. (Minute 86 below refers.)

The Council had an increasing financial pressure as a result of the demand for housing from homeless households within the city. The majority of the forecast pressure of £5.1m (as reported at quarter 2 this year) related to the increasing cost for temporary accommodation and the shortage of suitable and affordable permanent move on accommodation. Additional budget was allocated to support the increasing financial pressure at Budget Setting in 2018/19. The Pre-Budget Report included an additional financial provision for housing and homelessness of £2.9m, £3.4m and £3.6m over the period from 2019/20 to 2021/22. Added to the amounts included in 2018/19 Budget Setting for three years (of £2.2m, £1.7m, £1.5m), this increased the additional budget (compared to the 2017/18 level) to £5.1m for each of these years.

The Homelessness Reduction Act 2017, implemented in April this year, had started to prevent and relieve homelessness, with 992 cases being closed since April from a total of 2162 approaches to the service (based on data at 29th October 2018). It was still too early to determine the long term impact on the number of households who then went on to make a full homelessness application where priority need would be considered alongside other criteria. Demand for the Housing and Homelessness service had been higher than forecast at the start of the year. Households that were homeless and met the criteria for priority need, would be entitled to interim accommodation (under the Relief duty) up to 56 days earlier than under the previous legislation, increasing the number of households that the authority placed in B&B if no other suitable accommodation was found. This would increase the financial cost pressure in the short term.

Currently the full cost of temporary accommodation was met by the Council or the Salvation Army. Housing Benefit (HB) could be claimed in most circumstances, however only a proportion of the HB paid out by the Council could be claimed back as subsidy from The Department for Works and Pensions (DWP). The shortfall between the cost of accommodation and the HB subsidy claimed was a financial pressure for either the Council or the Salvation Army (if either HB could not be awarded or there was only a partial award). In addition to the nightly room rate, the Council and Salvation Army currently met the cost for utilities, but would look for this to be passed onto the tenant going forward.

The report presented an option to lease a high rise development to provide temporary accommodation for homeless households, mainly for small family units, with the tenant having responsibility for the utility costs. This step was to support the delivery of one of the actions from the draft Housing and Homelessness Strategy which was currently out for consultation, as agreed by Cabinet on 30th October 2018 (minute 67/18 referred).

**RESOLVED that the Cabinet:**

- 1) Approves the proposal to lease up to 102 properties at land at the site in the Private Report for a period of no more than 5 years for use as temporary accommodation for homeless households, whilst longer term permanent accommodation solutions are being developed.**
- 2) Approves the use of existing funding to meet the annual lease costs, which exceed £1.5m over the life of the five year contract.**
- 3) Delegates authority to the Director of Customer Services and Transformation, following consultation with the Director of Finance and Corporate Services and the City Solicitor and with the Cabinet Member for Communities and Housing, to undertake the necessary due diligence and agree the detailed terms of the lease agreement with the developer.**
- 4) Approves the use of capital funding to meet the costs for furniture within the accommodation, estimated to be £0.10m.**

- 5) Approves the use of city council funding to contribute towards the installation of a sprinkler system, and delegates authority to the Director of Customer Services and Transformation and Director of Finance to negotiate the most cost effective way of implementing this.

83. **Binley Court, Brindle Avenue, Coventry - Investment Acquisition**

The Cabinet considered a report of the Deputy Chief Executive (Place), that would also be considered at the meeting of the Council on 4<sup>th</sup> December 2018, which sought approval for the freehold acquisition of an income producing office investment known as Binley Court.

A corresponding private report was also submitted to the meeting setting out the commercially confidential matters of the proposal. (Minute 87 below refers.)

The building comprised a purpose built, two storey, 31,000 sqft, courtyard style office building with secured onsite car parking. It had recently been let on a floor by floor basis on new 10 year leases with break options at year 5, to Orbit Group Limited and Aptiv Services UK limited. The level of return generated was assessed based on the level of risk associated with the length of lease and the security of the income.

The negotiated price had been validated by external property experts as providing 'market value' for the Council. It was intended that the property would be held by the Council as an investment asset and managed by the Council's Commercial Property Management.

**RESOLVED that Cabinet requests that the Council:**

- 1) Approves the terms for the acquisition of the freehold interest in Binley Court (identified edged red on the plan in the Appendix to the report) subject to the current tenancies.
- 2) Delegates authority to the Deputy Chief Executive (Place), advised by and following consultation with the Director of Finance and Corporate Resources and the City Solicitor, to complete the necessary legal documentation"
- 3) Delegates authority to the Deputy Chief Executive (Place), following consultation with the Cabinet Member for Jobs and Regeneration, for any subsequent variation in terms.
- 4) Approves the adjustment of the capital programme to reflect the proposed capital expenditure incurred in the acquisition of the freehold interest in Binley Court.

84. **Outstanding Issues**

There were no outstanding issues.

85. **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.

86. **Options to Improve the Quality but Reduce the Cost of Temporary Accommodation**

Further to Minute 82 above, the Cabinet considered a private report of the Deputy Chief Executive (Place) setting out the commercially confidential matters relating to an option to lease a high rise development to provide temporary accommodation for homeless households, mainly for small family units.

**RESOLVED that the Cabinet:**

- 1) **Approves the proposal to lease up to 102 properties at land at the site indicated for a period of no more than 5 years for use as temporary accommodation for homeless households, whilst longer term permanent accommodation solutions are being developed.**
- 2) **Approves the use of existing funding to meet the annual lease costs, which exceed £1.5m over the life of the five year contract.**
- 3) **Delegates authority to the Director of Customer Services and Transformation, following consultation with the Director of Finance and Corporate Services and the City Solicitor and the Cabinet Member for Communities and Housing, to undertake the necessary due diligence and agree the detailed terms of the lease agreement with the developer.**
- 4) **Approves the use of capital funding to meet the costs for furniture within the accommodation, estimated to be £0.10m.**
- 5) **Approves the use of city council funding to contribute towards the installation of a sprinkler system, and delegates authority to the Director of Customer Services and Transformation and Director of Finance and Corporate Services to negotiate the most cost effective way of implementing this as part of the wider agreement.**

87. **Binley Court, Brindle Avenue, Coventry - Investment Acquisition**

Further to Minute 83 above, the Cabinet considered a private report of the Deputy Chief Executive (Place) setting out the commercially confidential matters relating to the freehold acquisition of an income producing office investment, comprising a purpose built, two storey, 31,000 sqft, courtyard style office building with secured onsite car parking, known as Binley Court.

**RESOLVED that the Cabinet requests that the Council:**

- 1) **Approves the terms for the acquisition of the freehold interest in Binley Court (identified edged red on the plan in the Appendix) subject to the current tenancies for the sum indicated.**

- 2) Delegates authority to the Deputy Chief Executive (Place), advised by and following consultation with the Director of Finance and Corporate Resources and the City Solicitor, to complete the necessary legal documentation.**
- 3) Delegates authority to the Deputy Chief Executive (Place), following consultation with the Cabinet Member for Jobs and Regeneration, for any subsequent variation in terms.**
- 4) Approves the adjustment of the capital programme to reflect the proposed capital expenditure incurred in the acquisition of the freehold interest in Binley Court.**

**88. 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 3.00 pm)