

Coventry City Council
Minutes of the Meeting of Cabinet Member for Jobs and Regeneration held at 2.00 pm on Wednesday, 3 October 2018

Present:

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

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

Employees (by Directorate):

Place: S Bennett, R Moon, J Sprayson and A Williams

Apologies: Councillor D Welsh, Deputy Cabinet Member for Jobs and Regeneration

Public Business

1. **Declaration of Interests**

There were no declarations of interest.

2. **Minutes**

The minutes of the meeting held on 7 March, 2018 were agreed and signed as a true record.

3. **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 the consideration of the private matter referred to in Minute 7 below relating to "Release of Restrictive Covenant Regarding Land at Gulson Road, Coventry" on the grounds that that item involves the likely disclosure of exempt information, as defined in Paragraph 3 of Schedule 12 A of that Act as it contains information relating to the financial and business affairs of an organisation and the amount of expenditure incurred.

4. **Release of Restrictive Covenant Regarding Land at Gulson Road, Coventry**

The Cabinet Member for Jobs and Regeneration considered a report of the Deputy Chief Executive (Place) which indicated that the Council previously sold 0.34 acres of land in 2015 at Gulson Road for the use of car parking in association with the Elliot's Car accessories retail unit. A restrictive covenant was agreed between parties that restricted the purchaser and any in successors in title to only using the land for car parking and general amenity use.

The landowner Rainer Developments is proposing a comprehensive redevelopment of the site including the land that was previously sold. A resolution

to grant planning permission was agreed for the site (pending the applicant signing the S106 agreement) and has proposed a residential apartment block for 30 units on former Council land within the larger site of which 167 apartments and a retail/café unit are planned. However, the block of 30 units cannot be developed without the release of the restrictive covenant.

Following lengthy negotiations, a value has been agreed for the release of the restrictive covenant. Due to the close proximity of the site to Coventry University and the potential for student housing, a further restrictive covenant will be placed limiting the site to private residential only, excluding all types of student accommodation.

A corresponding private report detailing confidential financial matters was also submitted for consideration (Minute 7 below refers).

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

- (1) Approves the release of the restrictive covenant to Rainer Developments at the agreed value as detailed in the private report.**
- (2) Delegates authority to the Director of Property Management and Property Services following consultation with the Cabinet Member for Jobs and Regeneration for any subsequent variation in terms.**
- (3) Delegates authority to Legal Services Manager to execute all the necessary documentation for the Deed of Release.**

5. Outstanding Issues

There were no outstanding issues

6. Authority for Attendance at Conference

The Cabinet Member for Jobs and Regeneration considered an Authority for Attendance request for the Lord Mayor, Councillor J Blundell, and five officers from the Place Directorate to attend a China Economic Engagement Visit to Shanghai, Jinan, Guangzhou, Nanjing and Beijing from 13 to 20 October, 2018. The visit will be part of a delegation led by the City Council and would include representatives from Coventry University, China Britain Business Council and Coventry and Warwickshire Growth Hub (which was funding part of the costs of the trip).

The Cabinet Member was provided with details of the itinerary and the anticipated economic benefits of the visit and noted the recent significant Chinese investment in Coventry and the region.

RESOLVED that approval be given for the Lord Mayor, Councillor J Blundell, David Cockcroft, Director of City Centre and Major Projects Development, Andy Williams, Head of Economic Development, John Norton, Investment and International Trade Manager and Ben Yorke, Business Development Officer, to attend a China Economic Engagement Visit between 13 and 20 October, 2018.

Note: With the agreement of the Cabinet Member, this item of business was considered as an item of urgent public business, the reason for urgency being the need to approve attendance before the next scheduled meeting.

7. Release of Restrictive Covenant Regarding Land at Gulson Road, Coventry

Further to Minute 4 above, the Cabinet Member for Jobs and Regeneration considered a report of the Deputy Chief Executive (Place) which detailed confidential financial matters in relation to the release of a restrictive covenant regarding land at Gulson Road, Coventry.

RESOLVED that the Cabinet Member for Jobs and Regeneration:-

- (1) Approves the release of the restrictive covenant to Rainer Developments at the agreed value as indicated in the report submitted.**
- (2) Delegates authority to the Director of Property Management and Property Services following consultation with the Cabinet Member for Jobs and Regeneration for any subsequent variation in terms.**
- (3) Delegates authority to Legal Services Manager to execute all the necessary documentation for the Deed of Release.**

8. Any Other Items of Urgent Private Business

There were no items of urgent private business.

(Meeting closed at 2.45 pm)