

**Council – 3 December 2024**  
**Recommendation from Cabinet**  
**5 November 2024**

**Coventry City Council**  
**Minutes of the Meeting of Cabinet held at 2.00 pm on Tuesday, 5 November 2024**

Present:

Cabinet Members: Councillor G Duggins (Chair)  
Councillor AS Khan (Deputy Chair)  
Councillor N Akhtar  
Councillor L Bigham  
Councillor R Brown  
Councillor K Caan  
Councillor J O'Boyle  
Councillor P Seaman  
Councillor K Sandhu

Non-Voting Deputy  
Cabinet Members: Councillor S Agboola  
Councillor P Akhtar  
Councillor G Hayre  
Councillor S Nazir  
Councillor D Toulson

Non-Voting Opposition  
Members: Councillor P Male  
Councillor E Reeves  
Councillor G Ridley

Other Non-Voting  
Members: Councillor R Lakha  
Councillor C E Thomas

Employees: (by Service)

Chief Executive Julie Nugent (Chief Executive)

Adult Services and  
Housing P Fahy (Director of Adult Services and Housing),  
M Donovan

City Services and  
Commercial C Styles

Policy and Communications	N Hart
Finance and Resources	B Hastie (Director of Finance and Resources)
Law and Governance	J Newman (Director of Law and Governance), M Salmon
Regeneration and Economy	A Williams (Director of Regeneration and Economy), R Palmer
Apologies:	Councillor S Gray Councillor L Harvard Councillor P Hetherton Councillor A Jobbar Councillor G Lloyd

## Public Business

### 31. **Declarations of Interest**

There were no disclosable pecuniary interests.

## RECOMMENDATION

### 36. **Temporary Accommodation - Lease Renewal of Caradoc Hall, Coventry**

Cabinet considered a report of the Director of Adult Services and Housing, that had been considered by Scrutiny Co-ordination Committee at their meeting on 31st October 2024 and would also be considered at Council at their meeting on 3rd December 2024, that sought approval to enter into a new lease for Caradoc Hall, for use as temporary accommodation for homeless households.

A corresponding private report detailing confidential financial matters was also submitted for consideration (Minute 39 below referred).

The Housing Act 1996 (as amended) placed a statutory duty on Local Authorities to provide Temporary Accommodation (TA) to homeless households who were eligible and had a priority need.

Nationally the number of households living in temporary accommodation had increased significantly over the last 3 years and as of 31st March 2024 the Government's quarterly publications showed this was the highest recorded figure ever. Coventry had also seen an increase in demand with 1329 households living in temporary accommodation as at the 23 September 2024.

The Housing and Homelessness Service had taken steps to reduce the cost of temporary accommodation against a background of increasing demand, increasing private sector rents and the cost-of-living crisis.

The report set out the options to enter into a new lease for Caradoc Hall for 10 years. As part of the proposed lease agreement the managing agent would commit to a refurbishment of the 103 flats in line with a condition survey agreed with the Council as well as continued improvements to the building such as replacement of the lifts. The length of the lease term reflected the current demand and included a break clause for the Council to terminate the lease arrangement after five years.

Cabinet considered a briefing note detailing Scrutiny Co-ordination Committee's consideration of the report at their meeting on 31st October 2024 (their Minutes 42/24 and 45/24 referred), which had been circulated, setting out the areas of discussion at their meeting and their recommendation for Cabinet's consideration. The Committee recommended that Cabinet agree the recommendation in the report.

Cabinet agreed to recommend that Council:

- 1) Approves the recommendation from Scrutiny Co-ordination Committee following their consideration of the report at their meeting on 31st October 2024.
- 2) Subject to the consideration of the additional confidential information contained in the corresponding private report (Minute 39 below refers), recommends that Council:
  - a) Approves the proposal to enter into a new lease for 103 properties within Caradoc Hall for a period of no more than 10 years for use as temporary accommodation for homeless households.
  - b) Approves the annual costs, as detailed in the corresponding private report, for the Caradoc Hall lease over 10 years and for this to form part of the finance revenue budget for the next ten years.
  - c) Delegates authority to the Director of Adults and Housing, following consultation with the Director of Finance and Corporate Services, the Director of Law and Governance, and the Cabinet Member for Communities and Housing, to undertake the necessary due diligence and agree the detailed terms of the new 10-year lease agreement of Caradoc Hall with the landlord.
  - d) Delegates authority to the Director of Adults and Housing, following consultation with the Director of Finance and Corporate Services, the Director of Law and Governance and the Cabinet Member for Communities and Housing, to vary the lease from time to time.

**RESOLVED that Cabinet recommend that, subject to the consideration of the additional confidential information contained in the corresponding private report, Council:**

- 1) Approves the proposal to enter into a new lease for 103 properties within Caradoc Hall for a period of no more than 10 years for use as temporary accommodation for homeless households.**

- 2) Approves the annual costs as detailed in the corresponding private report for the Caradoc Hall lease over 10 years and for this to form part of the finance revenue budget for the next ten years.**
  
- 3) Delegates authority to the Director of Adults and Housing, following consultation with the Director of Finance and Corporate Services, the Director of Law and Governance and the Cabinet Member for Communities and Housing, to undertake the necessary due diligence and agree the detailed terms of the new 10-year lease agreement of Caradoc Hall with the landlord.**
  
- 4) Delegates authority to the Director of Adults and Housing, following consultation with the Director of Finance and Corporate Services, the Director of Law and Governance and the Cabinet Member for Communities and Housing, to vary the lease from time to time.**