

Coventry City Council
Minutes of the Meeting of Cabinet Member for Jobs, Regeneration and Climate
Change held at 1.00 pm on Wednesday, 12 November 2025

Present:

Members: Councillor J O'Boyle (Cabinet Member)

By Invitation: Councillor J Blundell (Shadow Cabinet Member)

Employees (by Directorate):

Law and Governance: S Bennett, J Redfern

Property Services and
Development: A Hunt

Public Business

7. Declarations of Interest

There were no disclosable pecuniary interests.

8. Minutes

The Minutes of the meeting held on 29 July, 2025 were agreed and signed as a true record.

There were no matters arising.

9. Exclusion of Press and Public

RESOLVED that the press and public be excluded under Section 100(A)(4) of the Local Government Act 1972 for the private report contained in Minute 13 below headed 'Former Coventry Swimming Baths, Fairfax Street' on the grounds that the report involves the likely disclosure of information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Act, as it contains information relating the identity, financial business affairs of an organisation and the amount of expenditure proposed to be incurred by the Council under a particular contract for the supply of goods or services, and in all circumstances of the case, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

10. Former Coventry Swimming Baths, Fairfax Street

The Cabinet Member considered a report of the Director of Property Services and Development which indicated that the former Coventry Swimming Baths on Fairfax Street have been closed since 2020. During that time, the Council has been

working with its regeneration partner Coventry Regeneration Limited (“CRL”), who are a Special Purpose Vehicle of Redford Developments Limited (previously called “Rainier”), to undertake extensive and comprehensive work to seek viable and sustainable uses for the buildings. Despite extensive efforts, no realistic reuse option has been able to be brought forward.

The cost of mothballing the former Swimming Baths is currently costing the taxpayer approx. £400k per year. Given that there is no realistic chance of reusing of the buildings, as well as the cost to the public purse, the report detailed proposals to take forward the necessary steps set out below in order to realise the demolition of the buildings:

- Prepare and submit an application to secure a Listed Building Consent (the Swimming Baths are Grade II listed) for the demolition of the buildings. The Council will jointly fund the cost of this work with CRL. As part of the work to date, there has been extensive engagement with Historic England and they confirmed that they will not object to an application for the demolition of the Swimming Baths.
- Once a consent is secured, this will put the Council in the best place to seek to secure the funding required for the actual demolition of the buildings. This will also pave the way working alongside CRL to undertake further work to ultimately realise a high quality regeneration scheme on the site of the former Swimming Baths for the benefit of Coventry and its communities.

The proposed Listed Building Application for the demolition of the Swimming Baths does not include any proposals for the demolition of the adjacent Sports Centre (The Elephant). It was noted that work is currently continuing to be undertaken to seek users and occupiers for that building.

A corresponding private report detailing confidential commercial and financial matters, was also submitted for consideration (Minute 13 below referred).

RESOLVED that the Cabinet Member for Jobs, Regeneration and Climate Change, subject to consideration of the corresponding private report, :

- 1) **Approves proposals to take forward the necessary work to bring forward a Listed Building Application for the demolition of the former Coventry Swimming Baths in Fairfax Street**
- 2) **Approves the acceptance of £50,000 grant funding from Homes England to be utilised towards the Council’s contribution to the costs of the Listed Building Application**
- 3) **Approves the use of £252,000 from existing capital receipts to fund the remainder of the Council’s contribution towards the £514,000 cost of the preparation and submission of the Listed Building Application, with the remaining cost being provided by CRL.**

- 4) Authorises that the existing Exclusivity Agreement between the Council and CRL be varied to align with the principles set out in the Heads of Terms contained at Appendix 1 of the corresponding private report.
- 5) Delegates authority to the Director of Property Services and Development, following consultation with the Director of Law and Governance, the Director of Finance and Resources and the Cabinet Member for Jobs, Regeneration and Climate Change, to:
 - Undertake all necessary due diligence; and
 - Thereafter, enter into the legal agreements and any associated matters resulting from the decisions which are required in order to bring into effect the Recommendations set out in this report.

11. Outstanding Issues

There were no outstanding issues.

12. Any Other Items of Urgent Public Business

There were no other items of urgent public business.

13. Former Coventry Swimming Baths, Fairfax Street

Further to Minute 10 above, the Cabinet Member for Jobs, Regeneration and Climate Change considered a private report of the Director of Property Services and Development which set out the confidential commercial and financial matters relating to the proposed demolition of the former Coventry Swimming Baths, Fairfax Street.

RESOLVED that the Cabinet Member for Jobs, Regeneration and Climate Change, having considered the corresponding public report,:

- 1) Approves proposals to take forward the necessary work to bring forward a Listed Building Application for the demolition of the former Coventry Swimming Baths in Fairfax Street
- 2) Approves the acceptance of £50,000 grant funding from Homes England to be utilised towards the Council's contribution to the costs of the Listed Building Application
- 3) Approves the use of £252,000 from existing capital receipts to fund the remainder of the Council's contribution towards the £514,000 cost of the preparation and submission of the Listed Building Application, with the remaining cost being provided by CRL.

- 4) Authorises that the existing Exclusivity Agreement between the Council and CRL be varied to align with the principles set out in the Heads of Terms contained at Appendix 1 of the report.
- 5) Delegates authority to the Director of Property Services and Development, following consultation with the Director of Law and Governance, the Director of Finance and Resources and the Cabinet Member for Jobs, Regeneration and Climate Change, to:
 - Undertake all necessary due diligence; and
 - Thereafter, enter into the legal agreements and any associated matters resulting from the decisions which are required in order to bring into effect the Recommendations set out in this report.

14. Any Other Items of Urgent Private Business

There were no other items of urgent private business.

(Meeting closed at 1.35pm)