Coventry City Centre South

Business, Economy and Enterprise Scrutiny Board

22 July 2026

City Centre South

- The scheme is a **£450m residential led**, mixed use development across **6.5 hectares** of the city centre
- One of the most significant and important ever investments in the city centre
- **£110m** of WMCA and Council funding, delivered by The Hill Group
- Up to **1575 new homes** along with retail and leisure space
- **20% affordable housing** across whole scheme
- The scheme will create high quality public realm and landscaping which will help to green the city
- Thousands of new residents will live in the city centre along with hundreds of new jobs
- Opportunities for more than **50 new shops and restaurants** in the first phase

Key background (1)

- **Original Planning Consent in 2012!**
- **Jan 2017:** CCC appoints developer following OJEU procurement
- **Feb 2018:** £98.8m Grant Agreement signed by CCC and WMCA.
- **Sep 2020:** Initial phase of works completed – the demolition of Coventry Point
- **Jan 2022:** Outline Planning Consent granted (1300 new homes)
- **March 2022**: Hill Group selected as funding and delivery partner
- **April 2022:** Compulsory Purchase Order (CPO) Made. Assembling the site required 150+ property interests to be acquired
- **Dec 2022:** Cabinet / Council agree additional funding of £32.75m
- **Jan 2023:** Planning Consent for Scheme Variations (1575 new homes); CPO Inquiry held
- **April 2023**: CPO Confirmed

Key background (2)

- **Summer 2023:** National policy changes re building safety – major impact on scheme
- **Jan 2024:** WMCA agree additional £12.2m of grant funding
- **March 2024:** Reserved Matters Consent for Phase One
- **June 2025:** Hoarding starts to go up prior to demolition commencing
- **July 2025:** Hill appoint L&G as the affordable homes provider
- **Dec 2025:** Development Agreement goes Unconditional – this means Hill are contractually obliged to deliver the whole scheme

City Centre South Site

Before

Now

City Centre South – Phase One

A real step change in quality.....

View looking North up Hertford Street

Previous

Proposed

View looking East towards Rover Road

Previous

Proposed

View looking North to the Market

Previous

Proposed

Delivery

- **Demolition commenced in June 2025** – will be essentially complete when “Iceland” building comes down
- **Key challenges** have included Building Safety Regulator process, utilities diversions, archaeology and ensuring local businesses can continue to operate
- “Head” leases being finalised between CCC, Hill and L&G
- Hill seeking “Build to Rent” funder for 337 homes
- **First new homes** commenced in May 2026 and will be **completed by early 2028**
- **First phase of scheme to be complete by 2033**
- Second phase of scheme (approx. 550 new homes) will have its own Reserved Matters Planning Application in due course

Coventry Market – a fantastic location and opportunity

Coventry Market

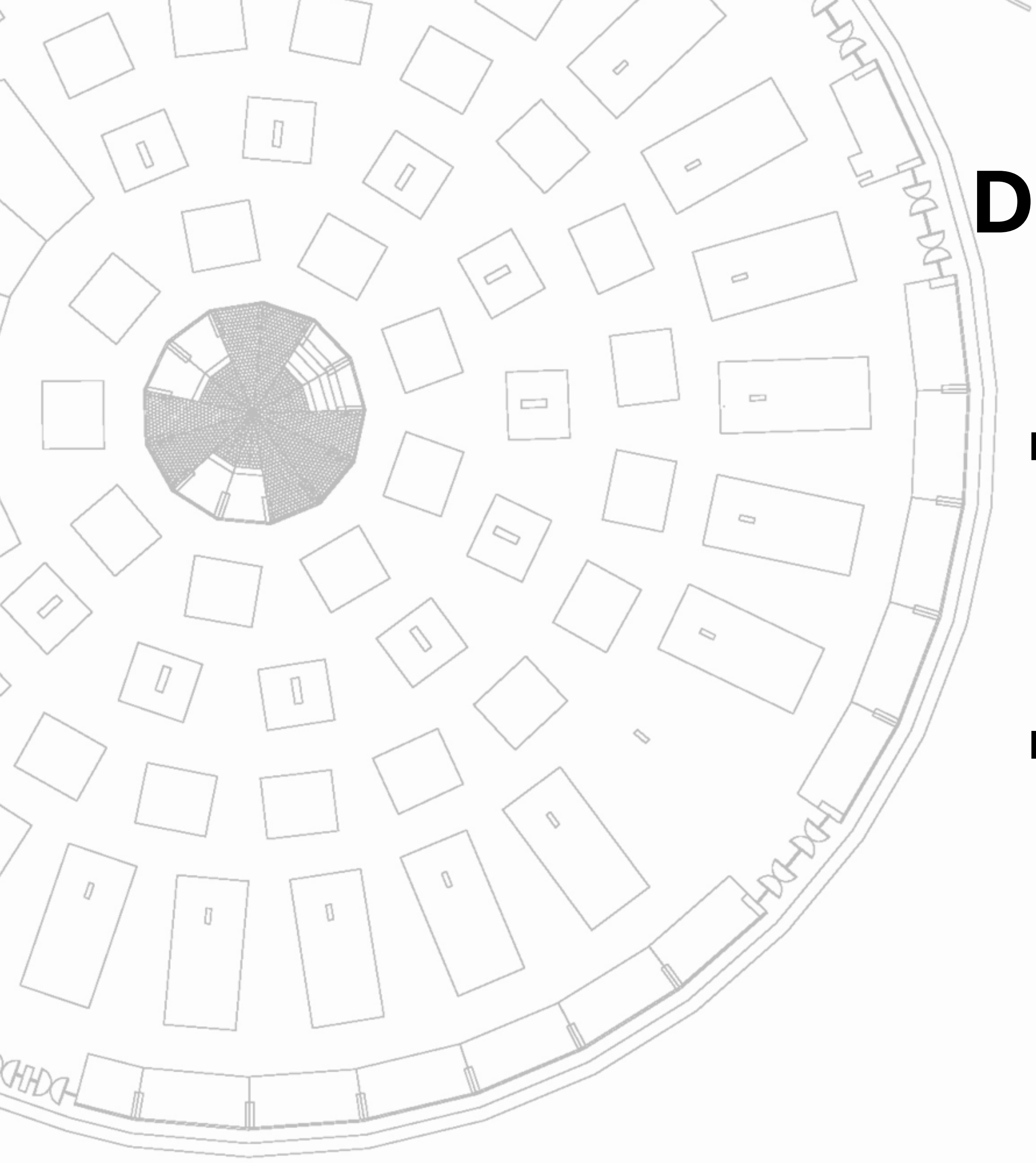
- Council took back ownership of the Market in November 2024
- Council, Hill and the Market traders have worked together to seek to minimise scheme construction impacts on:

  - footfall and public access
  - deliveries and servicing
  - general amenity

- Council (Cabinet Member Decisions in December 2025) is providing a significant rent and business rent relief offer and working with the traders to improve signage and develop new marketing initiatives

  - 50% rent relief for 2026 and 25% for 2027
  - 100% NNDR relief for eligible traders for 2025/26, 2026/27 & 2027/28

- Ensuring traders can continue to trade and then benefit from the new residents and public spaces around the Market (from early 2028) is a key priority for the Council



Delivering a sustainable future for the Market

External refresh of Market being progressed

- Cost and designs being progressed
- Making steps to submit relevant Planning Applications towards end of July alongside engagement with Traders

Future Internal offer being explored

- We are working with Market experts to look at what might be the art of the possible with evolving the market offer
- Financials and business case being worked through prior to future governance and decision-making