

Coventry City Council
Minutes of the Meeting of Business, Economy and Enterprise Scrutiny Board (3)
held at 2.00 pm on Wednesday, 22 July 2026

Present:

Members: Councillor S Gray (Chair)
Councillor C Phillips
Councillor K Sandhu
Councillor D Stainton
Councillor E Ruane

Other Members: Councillor L Kelly (Cabinet Member for Jobs, Regeneration and Climate Change)

Employees (by Service Area):

Law and Governance G Holmes, T Robinson, A West

Property Services and Development R Moon (Director)

Others present: C Charley (Coventry Market)

Apologies: Councillor J Jones

Public Business

1. Declarations of Interest

There were no disclosable pecuniary interests.

2. Minutes

The Minutes of the meeting held on 25th March, 2026 were agreed and signed as a true record.

Relating to Minute 36 – the Scrutiny Board were updated on a report being taken to Cabinet regarding the Task and Finish Group on the Local Cycling and Walking Infrastructure Plan (LCWIP). Members were invited to add to the recommendations when it is brought back to the Scrutiny Board in October.

3. City Centre South

The Scrutiny Board considered a Briefing Note of the Director of Property Services and Development which provided an update on the City Centre South development including information about support provided to, and work with, Coventry Market traders.

During the officers' presentation, they highlighted that City Centre South was the biggest re-development of the City since the second world war. They provided a background to the project - its initial development from a retail to a residential scheme and the impact on re-design following the Grenfell fire disaster. Lastly, officers noted the work done to tackle the challenging conditions for traders at Coventry Market and future hopes for an internal and external refresh of the building to protect and uplift its listed status. A spokesperson from Coventry Market reiterated his support for the development but did recognise the initial challenges and the impact of the City Centre South development on businesses.

The Board made comments, sought assurances and asked questions on a number of issues including:

- The development meeting current housing demand in the city – targeting and attracting new graduates to stay in the city whilst also providing 20% affordable, socially rented housing for Coventry people.
 - Marketing campaigns from the Hill Group targeting large, regional graduate employers.
- Fire exit re-designs for the development following the Grenfell fire disaster.
- The high environmental standards of the buildings to ensure residents are warm in the winter and cool in the summer.
- The move-in date for phase 1 of the development being around 2028.
- Refurbishment of Coventry Market working in conjunction with the larger development and the associated timescales – plans to work with market curators to best improve the internal and external features of the market.
 - The involvement of Pride in Place and store holders in future refurbishment plans.
- Parking provision for the scheme and the focus on public transportation.
- Solar gains calculations for the buildings.
- Leasing options for new shops and restaurants – trying to encourage local businesses into the new premises.
- The recoupment of a temporary loss in rental income through West Midlands Combined Authority (WMCA) and private investor funding.
- Whether Coventry Market being listed poses problems for refurbishment.
- Green space provision.
- Remaining risk factors and stakeholder confidence in delivering the project.
- The 2025 rent deal to stabilise the loss of traders at Coventry Market.
- The Vienna housing scheme providing a valuable framework for generating a sense of community.
- Efforts to support businesses outside the scheme who may have been impacted by the development.
- Average house prices compared to average income and ensuring that the 20% affordable social housing is contractually delivered.

RESOLVED that the Business, Economy and Enterprise Scrutiny Board (3):

- 1) Notes the current program of support provided to Coventry Market traders.**

With the following additional recommendations that the Cabinet Member for Jobs, Regeneration and Climate Change:

- 1) Investigates the Vienna housing case study to inform how to develop a sense of community for City Centre South.
- 2) Explores potential options to improve the internal and external features of Coventry Market in keeping with the rest of the City Centre South development.

4. **Work Programme**

The Business, Economy, and Enterprise Scrutiny Board (3) received a report of the Scrutiny Co-ordinator that provided a schedule of items for meetings of the Board over the coming Municipal Year. The draft Work Programme for 2026-27 was attached as an Appendix to the report.

Scrutiny Work Programmes were working documents that would adapt and change over the year to react to Members' requirements. Any items agreed at this meeting did not preclude any future amendments to the Work Programme.

RESOLVED that the Business, Economy, and Enterprise Scrutiny Board (3) agrees that the Work Programme be updated to include the following items:

- The High Street – jobs and economy
- Climate Change being an aspect of every item presented to the Board
- Tourism – developing an image of the city alongside programs like Destination Coventry
- An update on Very Light Rail (VLR)
- The Lime Bike Scheme and its impact on transport
- Refer an item on High Street enforcement to the Scrutiny Co-ordination Committee for further consideration
- The Growth Hub as part of the Economic Development Strategy

5. **Any other items of public business which the Chair decides to take as matters of urgency because of the special circumstances involved**

There were no other items of public business.

(Meeting closed at 3.50 pm)