

Queenhart Limited
T/A Golden Shop Investment Jewellers
9 City Arcade
Coventry
CV1 3HX

Mr P.J.G Ware
Inspector
The Planning Inspectorate

29th December 2022

Dear Sir,

**Re: The Council of the City of Coventry (City Centre South) Compulsory Purchase Order
2022 (the 'Order')**

Further to the pre-inquiry meeting and after reviewing the Statement of Case from Coventry City Council for the above order, I am writing to you to add the following points in addition to the formal objection raised by Mr Keith Murray acting on our behalf.

The points that I would like to add are:

1. Inadequate Assistance with Relocation

From the first notice that we have received from the Council and its Agents, we have not received any assistance with relocation. We have only been directed to contact Holt Commercial, a local estate agent in Coventry. It has been very difficult to contact Holt Commercial and after phoning them and emailing them a number of times, we eventually were added to an email listing that showed available units.

However, nearly all of the listings on the email were units that we affected by the scheme and therefore did not resolve the issue of relocation.

After several months, we no longer received any emails and after contacting Holt Commercial, we found out that the individual in charge had left that organisation.

We have never received any more correspondence from them.

2. Insufficient Attempts to Negotiate

From the first contact that we have received from the Councils Agents, we have only just received an initial offer just prior to the Statement of Case being submitted. The offer is derisory and has not taken into account the trading of the business and the value of the goodwill of the business that has operated from the same unit for 53 years.

3. Viability

In our initial objection, we stated that the Order should not be confirmed due to the insufficient assurance that the scheme is financially viable.

From the information available in the public domain, it has come to our attention that even though the lead developer has identified a partner to carry out the scheme, it was reported that the developer has requested additional funding from the authority in the region of £35m, in addition to receiving the land from the local authority which had a valuation of a similar amount.

It was reported that the Council were to vote on approving the additional funding to the developer, even though at the same time reporting that the Council's own budgets were under pressure requiring the council tax charged to residents being increased by the maximum available amount.

Since the scheme has been promoted there has been a significant economic change in financial costs, inflation rate, interest rates and the value of residential properties. The seismic change in current economic environment suggests even more uncertainty in the financial viability of the scheme.

In addition to the initial objections raised on our behalf by Mr Keith Murray, we would like to add these reasons for the Order not to be confirmed.

I hope that you find this satisfactory.

Thank you

Yours sincerely



Sanjay Lodhia
Director