

## Report of the Deputy Chief Executive

**BEESTON TOWN CENTRE REDEVELOPMENT**1. Purpose of report

To update members on progress on The Square Phase 2 in Beeston.

2. Background

The Council agreed to directly develop a cinema and food and beverage complex at the northern end of the site, with 132 flats to the south (to be sold to a third party to build out), linked by public realm. The Deputy Chief Executive has delegated authority for all financial aspects of the project within the budget approved by Policy and Performance Committee on 3 July 2019 and endorsed by the Full Council of 17 July 2019.

3. Key Updates (some further details are given in the exempt appendix)

- The residential sale completed on 4 November 2020 and the site is being used as a temporary car park.
- Despite the challenges of developing a difficult town-centre site whilst maintaining Covid-secure working, Bowmer & Kirkland is progressing well on site with practical completion by 31 December 2020.
- The public square will open as soon as possible in the New Year.
- The Arc Cinema remains committed to and confident about the development and has confirmed its intention to open in June 2021.
- The second national lockdown has added to the stress of leisure and hospitality businesses, but there is still tentative interest from a handful of local and regional operators – including for an indoor street food/market concept.

4. Financial implications

- The capital cost of the project remains within the approved budget.
- Whilst it is still anticipated that the project will ultimately be self-financing, there remains a risk of an initial revenue deficit in the first two years after opening due to expected delays in securing long-term lettings and lower initial rents as business emerge from the current extraordinary circumstances. Further details are contained in the exempt appendix.

**Recommendations**

**The Committee is asked to:**

- 1. NOTE the report and any further verbal updates provided.**
- 2. RESOLVE to continue to delegate to the Deputy Chief Executive all key approvals, in consultation with the cross-party Project Board, and subject to the overall project cost remaining within the financial limits already set or subsequently changed by the Finance & Resources Committee and/or Full Council as appropriate.**

Background papers

Nil