

## Report of the Deputy Chief Executive

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

To request additional capital funding for The Square Phase 2 redevelopment in Beeston.

2. Background

Members familiar with the various Policy and Performance Committee papers will recall that Council agreed to directly develop a cinema and food & beverage complex at the northern end of the Beeston town centre redevelopment site, with 132 flats to the south (site now 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

- The residential sale completed on 4<sup>th</sup> November.
- Despite the challenges of developing a difficult town-centre site whilst maintaining Covid-secure working, Bowmer & Kirkland achieved practical shell completion on budget at the end of January.
- The Arc Cinema remains committed to and confident about the development, has commenced its fit out, and has confirmed its intention to open in June 2021. This is also currently on budget.
- Meanwhile, as detailed in the exempt appendix, the Council has had very significant and positive discussions with several prospective food & beverage operators. As a result of these discussions, an additional requirement for capital expenditure has been identified.

4. Financial implications

- The capital cost of the shell and cinema fit-out project remains within the approved budget.
- However, to secure high quality tenants, and also to develop further work on the ex-Argos block, additional capital funding is required. Further details are contained in the exempt appendix.

**Recommendations**

**The Committee is asked to:**

- 1. CONSIDER the exempt appendix and RESOLVE accordingly.**
- 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 this Committee and/or Full Council as appropriate.**

Background papers – Nil