

Report of the Deputy Chief Executive

BEESTON TOWN CENTRE REDEVELOPMENT1. 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 (now sold to a third party to build out), linked by public realm. The Deputy Chief Executive has delegated authority for all aspects of the project within the budget approved by Policy and Performance Committee on 3 July 2019, endorsed by the Full Council of 17 July 2019 and amended by Finance and Resources Committee on 11 February 2021.

3. Key Updates (some further details are given in the exempt appendix 1)

- The Arc Cinema opened on 27 May 2021 and initial feedback from the tenant is that it is trading well.
- There has been some excellent and positive media coverage around the cinema opening, raising awareness of and interest in Beeston as a credible leisure destination.
- Lettings have been agreed for units 2, 3, 5 and 6 – all of which hope to be trading by the August Bank Holiday weekend.
- This represents some 93% of the floorspace, with just one unit remaining.
- Sale of the residential development completed in November 2020 and it is currently being used as a temporary car park.
- A feasibility study is being undertaken to consider re-modelling and refreshing the Argos block to bring it in line with phases I and II. It is hoped that any interest from potential tenants that cannot be satisfied in the new development could be directed to this “Phase III”.

4. Financial implications

- The shell contract has been delivered on budget and the overall scheme remains on target to be self-financing despite the impact of COVID-19 on rental values and the degree of support incoming tenants are requiring from their landlords to fitting-out bare premises.
- 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 and Resources Committee and/or Full Council as appropriate.**

Background papers

Nil