

Report of the Interim Deputy Chief Executive

BEESTON TOWN CENTRE REDEVELOPMENT1. Purpose of report

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

2. Background

Committee will recall that the Council has agreed to act directly as developer for a cinema and food and beverage development at the top end of the site, with a residential development at the bottom end of the site, linked by public realm.

3. Key updates

- The Project Board met and considered progress on 10 September 2018.
- Planning permission was granted on 12 September 2018.
- The marketing and sale of the residential element of the site is now well underway.
- One key pre-let has been provisionally secured and negotiations with other prospective operators/occupiers continue.
- A verbal update on the commercial negotiations will be provided during the exempt session of the Committee by the interim Deputy Chief Executive and the interim Regeneration Project Manager.
- “Beeston on Sands” returned successfully to the site during the school summer holidays.

It is still recommended that no construction contract is let until such time as the following have been secured:

- Cinema conditional agreement for lease
- Rent payable under the above (plus any other forward lease commitments) sufficient to cover estimated interest payable on the project capital borrowing
- Planning permission for leisure element (now secured)
- Legally-binding sale agreement for residential site.

4. Financial implications

These were outlined to the April 2018 meeting of Committee.

Recommendations

The Committee is asked to NOTE this report and any further verbal update provided.

Background papers

Nil