

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 northern end of the site, with a residential development to the south, linked by public realm. Planning consent was secured in September.

3. Key updates

- More than 80 developers have expressed interest in the residential site, and at least one unconditional offer has been received at the target value. Best and final offers have been invited for the beginning of this month. An exempt item verbal update will be provided at this committee.
- Two good offers have been received from restaurant / café bar operators and negotiation of financial and specification details is progressing well.
- In response to this, additional interest has been expressed from a number of cinema operators who have been invited to confirm final offers for the beginning of this month. Due diligence is currently being undertaken on new offers.
- The Project Board will meet shortly to consider the residential and cinema bids. An exempt item verbal update will be provided at this committee.
- The pre-qualification process for securing a contractor via an OJEU compliant tender has commenced and a short list of 4-6 potential construction partners will be compiled by Christmas.
- To maintain momentum and bring cost and programme certainty to inform agreements for lease, it would now seem appropriate to proceed with detailed tender information (RIBA stage 4); notwithstanding that legally-binding agreements with pre-let tenants will take some weeks to secure.

4. Financial implications

The cost of maintaining momentum over the next five months is estimated at £300,000 plus transaction fees on lettings. Proceeds of the residential sale will be sufficient to cover these. This expenditure is in line with the overall project budget and within the Interim Deputy Chief Executive's delegated authority approved by this Committee.

Recommendations

The Committee is asked to NOTE the report.

Background papers: Nil