

This report is confidential as it includes commercially sensitive information.

**Report to:** Economic Regeneration and Investment Board  
**Report Title:** NCP Car Park, Park Mall  
**Date:** 22<sup>nd</sup> October 2020  
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## 1- Background

I refer to my previous report to this board in December 2019 attached for your reference. This should be read for the completeness to inform the decision making. This report concentrates on any updates and changes since said reports.

## 2- Land Assembly

Land assembly of Park Mall continues to be of great importance and is in line with initial works, currently being completed, to scope some headline building blocks and figures for development on the site. This also links into the Town Centre Reset work that is being undertaken by the Planning & Development and Town Centre Regeneration Teams.

## 3- Negotiations

An agreement had been reached in March 2020 by both parties at a figure of £3,000,000. Legal matters had been progressing when the Covid19 impact hit the Council and a decision was made not to progress to completion at that time. The acquisition is currently due to go to auction in December, however the Council have been asked if they wish to reconsider their decision. Further negotiations have taken place and the acquisition has been secured at £2,850,000 should completion take place within 2 to 3 weeks (from 15/10/20).

## 4- Due Diligence

A significant amount of due diligence has already been completed as this acquisition had already progressed to near completion earlier in the year. This will be reviewed accordingly.

## 5- Budgeting

A purchase of this interest at a price of £2,850,000 upon Public Works Loan Board finance over 25 years, at an interest rate of 2.54%, would produce a healthy surplus income to the Council.

### Financing

£ Price Agreed	Term in years	Interest Maturity	Capitals	Annual Repayments	Surplus over 25 years
2,850,000	25	2.54%		£163,165	£1,500,000
					Surplus over 25 years

## **6- Conclusions**

This remains an opportunistic purchase that will complement the Council's wider strategy for the Park Mall development enabling an acquisition on an effectively self-financing basis.

## **7. Recommendation**

It is recommended that we accept the price of £2,850,000 and proceed to completion. If Members are mindful to agree, due to the tight timescale to complete the sale, it is recommended that this paper/discussion is taken to Cabinet Call over on 27<sup>th</sup> October 2020 for a discussion with the wider Cabinet. If agreeable at that point the Chief Executive will be content to use her delegations and report back to Full Council at the earliest opportunity.