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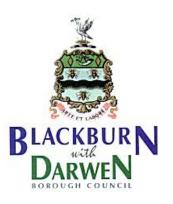
Officer Decisions

Friday, 21st September, 2018 Time Not Specified

AGENDA

Officer Decisions for week ending 21st September 2018 2 - 9

Date Published: Date Not Specified Harry Catherall, Chief Executive



RECORD OF DECISION TAKEN UNDER DELEGATED AUTHORITY FROM **EXECUTIVE/COUNCIL/COMMITTEE**

DELEGATED OFFICER **DECISION TAKEN BY: DELEGATED BY:**

IN CONSULTATION WITH:

PORTFOLIO AREA:

Executive (May 2014) Chief Officer

Deputy Chief Executive

Resources

SUBJECT:

One Cathedral Square Lettings – part second Floor

1. DECISION

To agree the terms stated below for the letting of part second floor offices, One Cathedral Square.

2. REASON FOR DECISION

In negotiation with the Council's retained office agents, Knight Frank, Heads of Terms have been agreed to now take the empty part of the second floor.

3. BACKGROUND

One Cathedral Square is a Grade A BREEAM Excellent Building 5 storey office building above 2 ground floor retail/restaurant units and reception/lobby.

The creation of high quality office space within a mixed use development in the town centre was to improve the office market offer and generate demand for city style accommodation for new and expanding businesses. A 60 bed hotel, restaurants and a high quality public space surrounding Lancashire's Cathedral and new residential and commercial buildings provide the amenity and attraction for occupiers.

The building has been almost fully let for the last 8 months and this proposed letting of part of the second floor will see the building space all completely let. Capita are now in occupation of the 1st floor, Govnet in the other part of the second floor, Organic Investment Management occupy the third floor, Northern Rail the fourth and Cummins Mellor the fifth. Both restaurant units on the ground floor are also let and have been trading for some months as Amano and Starbucks.

Terms have been negotiated for the part second floor which are acceptable within the parameters of the letting strategy.

4. OPTIONS CONSIDERED AND REJECTED

The property has been marketed during construction and post completion and has been almost fully let since the latter half of 2017. The last space on the second floor has been marketed since Govnet took occupation in 2016 of part of the floor and since then all the other floors have been let Page 2

without division.

This letting complements the diverse range of professional services companies taking space in the building, all employing a highly skilled workforce.

A further letting on this scale has significant positive implications for the wider regeneration of the area and supports the existing infrastructure and the new leisure operators. It also supports the imminent planning application for phase 2.

5. POLICY IMPLICATIONS

The Cathedral Quarter development is a transformational high quality regeneration project built around the Cathedral which sought to address some key gaps in the town centre offer including grade A office space, a hotel and food and beverage offer and high quality public realm. It is a key project in the Council's Growth programme and its success vital to build a strong platform for future town centre growth. This letting fits with the aspirations for the site and will support future lettings.

6. FINANCIAL IMPLICATIONS

Business rates will be payable from occupation and the overall rateable value on this part 2^{nd} floor is £43,500 pa

The Tenant will also have to insert certain physical elements such as rated blinds in order for BREEAM rating to be maintained and does have the benefit of a lease break on the third anniversary.

The full terms are spelled out in the Heads of Terms.

7. LEGAL IMPLICATIONS

Heads of terms have been agreed and the Council will negotiate with the occupier's solicitors to agree the 10 year lease.

8. RESOURCE IMPLICATIONS

The Council's project manager along with property colleagues and in house legal services will negotiate and complete the lease. It is proposed that Knight Frank, the Council's managing agents and the Council's project manager will oversee the fit out.

9. EQUALITY AND HEALTH IMPLICATIONS Please select one of the options below. Where appropriate please include the hyperlink to the EIA.

Option 1	Equality Impact Assessmer	nt (EIA) not required -	- the EIA checklist has bee	en
completed.				

<u>Option 2</u> In determining this matter the Executive Member needs to consider the EIA associated with this item in advance of making the decision. *(insert EIA link here)*

<u>Option 3</u> In determining this matter the Executive Board Members need to consider the EIA associated with this item in advance of making the decision. *(insert EIA attachment)*

10. CONSULTATIONS

Consultations with the Strategic Leadership Team including the Executive members for Regeneration and Resources have been ongoing with regular marketing updates including prior to agreeing and finalising Heads of Terms.

11. DECLARATION OF INTEREST

All Declarations of Interest of the officer with delegation and the any Member who has been consulted, and note of any dispensation granted should be recorded below:

VERSION: 1

CONTACT OFFICER:	Clare Turner
DATE:	20/8/2018
BACKGROUND DOCUMENTS:	

DIRECTORS - has legal and finance advice beer	n considered ?
YES YES	□ NO

EQUALITY IMPACT ASSESSMENT CHECKLIST

This checklist is to be used when you are uncertain if your activity requires an EIA or not.

An Equality Impact Assessment (EIA) is a tool for identifying the potential impact of the organisation's policies, services and functions on its residents and staff. EIAs should be actively looking for negative or adverse impacts of policies, services and functions on any of the nine protected characteristics.

The checklist below contains a number of questions/prompts to assist officers and service managers to assess whether or not the activity proposed requires an EIA. Supporting literature and useful questions are supplied within the <u>EIA Guidance</u> to assist managers and team leaders to complete all EIAs.

Service areaGrowth and Development, Town& dept.Centres	Date the activity will 20/08/2018
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Brief	
description	One Cathedral Square – letting of Part second floor
of activity	

Answers favouring doing an EIA	Checklist question	Answers favouring not doing an EIA
🗆 Yes	Does this activity involve any of the following: - Commissioning / decommissioning a service - Change to existing Council policy/strategy	🛛 No
□ Yes	Does the activity impact negatively on any of the protected characteristics as stated within the Equality Act (2010)?	🖾 No
□ No □ Not sure	Is there a sufficient information / intelligence with regards to service uptake and customer profiles to understand the activity's implications?	⊠ Yes
☐ Yes☐ Not sure	Does this activity: Contribute towards unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act <i>(i.e. the activity creates or increases disadvantages suffered by people due to their protected characteristic)</i>	⊠ No
□ Yes □ Not sure	Reduce equality of opportunity between those who share a protected characteristic and those who do not (<i>i.e. the activity fail to meet the needs of people from protected groups where these are different from the needs of other people</i>)	🖂 No
☐ Yes☐ Not sure	Foster poor relations between people who share a protected characteristic and those who do not (i.e. the function prevents people from protected groups to participate in public life or in other activities where their participation is disproportionately low)Image: Comparison of the protected groups to participate in public life	
FOR =	TOTAL	AGAINST = 6

Will you now be completing an EIA?

The EIA toolkit can be found here

Assessment Lead Signature	Clare Turner	
Checked by departmental E&D Lead	⊠ Yes	□ No
Date	20/08/2018	

🖂 No

□ Yes

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted