

Proposed Refurbishment of the Mall, Camberley

Summary

Capital & Regional is seeking Landlord's Consent to carry out a refurbishment of the Mall, in accordance with the terms of the Lease.

Portfolio: Leader

Date Portfolio Holder signed off report: 5 April 2016

Wards Affected: All

Recommendation

The Executive is advised to resolve to grant Landlord's Consent for the refurbishment of the Mall.

1. Resource Implications

- 1.1 There are no resource implications for the Council.
- 1.2 The works will be funded by the tenant. The cost is estimated to be approximately £5m.

2. Key Issues

- 2.1 Capital & Regional (C&R) has developed a scheme for the refurbishment of the shopping centre known as the Mall, Camberley which needs consent from the Council, in accordance with the terms of the Lease.
- 2.2 An application for planning permission has also been submitted to the Council and will come before the Planning Applications Committee on 12 May 2016.
- 2.3 A temporary shop front has been carried out on the 02 unit within the shopping centre which demonstrates some of the materials to be used. There is also an example of the flooring and lighting, and treatment of the roof. Images are attached at Annex 1. They show the various treatments to the structure throughout the shopping centre, although the entrances will not form part of these works.
- 2.4 Members of the Executive have also received a briefing from C&R. C&R is also consulting with their tenants.
- 2.5 C&R intends to start the scheme of refurbishment works in June 2016 and it will take approximately 10 months to carry out the work. A lot of the work will have to be carried out during the evening which the shops are closed, so that they do not interfere with trading.

3. Options

- 3.1 The Executive has the option of granting or not granting Landlord's consent.

4. Proposals

- 4.1 It is proposed that landlord's Consent be granted.
- 4.2 This is an important part on the regeneration of Camberley Town Centre, the Council's Key Priority One. The shopping centre, which is clearly dated in its look, will be much improved which will hopefully attract more tenants to the town, and improve rents.

5. Supporting Information

- 5.1 C&R has submitted an application for Landlord's Consent accompanied by drawings of the proposed scheme. These are the same as those that form part of the planning application, and can be viewed on line.

6. Corporate Objectives And Key Priorities

- 6.1 This forms part of Key Priority One as part of the delivery of the overall town centre vision for Camberley.

7. Legal Issues

- 7.1 Legal Services will deal with necessary paperwork to grant consent to the tenant.

8. Consultation

- 8.1 C&R has developed its own programme of consultation, which has included the Council. Consultation has been carried out as part of the planning application process too.

Annexes	Annex 1 Example of proposed refurbishment scheme
Background Papers	Application for Consent
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Head of Service	

Consultations, Implications and Issues Addressed

Resources	Required	Consulted
Revenue	✓	
Capital		
Human Resources		
Asset Management		
IT		
Other Issues	Required	Consulted
Corporate Objectives & Key Priorities	✓	
Policy Framework		
Legal	✓	
Governance		
Sustainability		
Risk Management		
Equalities Impact Assessment		

Resources	Required	Consulted
Community Safety		
Human Rights		
Consultation		
P R & Marketing	✓	

Review Date:

Version: