



Uttlesford District Council

Chief Executive: Dawn French

Investment Board

Date: Thursday, 11th June, 2020

Time: 2.00 pm

Venue: Zoom - <https://zoom.us/>

Chair: TBD

Members: Councillors G Bagnall, C Criscione, N Hargreaves, A Khan, P Lavelle, G LeCount, J Lodge, R Pavitt, N Reeve, G Sell and J De Vries

Independent

Members: C Crick and R White

AGENDA PART 1

1 Election of a Chair

To elect a Chair of the Investment Board.

2 Apologies for Absence and Declarations of Interest

To receive any apologies for absence and declarations of interest.

3 Minutes of the previous meeting

5 - 7

To consider the minutes of the previous meeting held on 27 February 2020.

4 Introduction of the two Independent Members

To introduce the two Independent Members of the Investment Board.

5 Exclusion of public and press

Consideration of reports containing exempt information within the meaning of section 100I and paragraph 3 part 1 Schedule 12A Local Government Act 1972.

PART 2

Exclusion of Public and Press

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| 6 | Update on the investment market by Jason Winfield, International Partner at Cushman and Wakefield | |
| | To receive an update on the investment market by Jason Winfield, International Partner at Cushman and Wakefield. | |
| 7 | Update on approved acquisitions | 8 |
| | To receive an update on approved acquisitions | |
| 8 | Public Works Loan Board (PWLB) consultation and implications | 9 - 56 |
| | To consider the PWLB consultation and its implications. | |
| 9 | Investment Opportunity 5 - Rotherham | 57 - 64 |
| | To consider Investment Opportunity 5 – Rotherham. | |
| 10 | Investment Opportunity 6 - Bracknell | 65 - 91 |
| | To consider Investment Opportunity 6 – Bracknell. | |
| 11 | Investment Opportunity 7 - Gloucester | 92 - 102 |
| | To consider Investment Opportunity 7 – Gloucester. | |
| 12 | Investment Opportunity 8 - Melksham | 103 - 109 |
| | To consider Investment Opportunity 8 – Melksham. | |
| 13 | Investment Opportunity 9 - Chesterford Research Park | 110 – 111 |
| | To consider Investment Opportunity 9 - Chesterford Research Park. | |
| 14 | Investment Opportunity 10 - Supermarket Portfolio - for information not decision | 112 |
| | To receive information relating to Investment Opportunity 10. | |

For information about this meeting please contact Democratic Services

Telephone: 01799 510369 or 510548

Email: Committee@uttlesford.gov.uk

General Enquiries

Council Offices, London Road, Saffron Walden, CB11 4ER

Telephone: 01799 510510

Fax: 01799 510550

Email: uconnect@uttlesford.gov.uk

Website: www.uttlesford.gov.uk

Agenda Item 3

INVESTMENT BOARD held at COMMITTEE ROOM - COUNCIL OFFICES, LONDON ROAD, SAFFRON WALDEN, ESSEX CB11 4ER, on THURSDAY, 27 FEBRUARY 2020 at 3.00 pm

Present: Councillor J Lodge (Chair)
Councillors G Bagnall, C Criscione, N Hargreaves, P Lavelle, G LeCount, R Pavitt and J De Vries

Officers in attendance: C Gibson (Democratic Services Officer), A Webb (Director - Finance and Corporate Services) and N Wittman (Assistant Director - ICT and Facilities)

IB32 ELECTION OF THE CHAIR

Councillor Lodge said that the intention remained that when Independent Members were recruited to the Board one of them would take the Chair. Nominations were invited for Chair.

AGREED to appoint Councillor Lodge as the Chair of the Investment Board.

IB33 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillors Khan, Reeve and Sell.

IB34 MINUTES OF THE PREVIOUS MEETING

The minutes of the meeting held on 23 January 2020 were approved and signed by the Chair as a correct record.

IB35 EXCLUSION OF PUBLIC AND PRESS

AGREED that under section 1001 of the Local Government Act 1972 the public be excluded for the following items of business on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 3 part 1 of Schedule 12A of the Act.

IB36 INVESTMENT OPPORTUNITIES 3 AND 4

The Director – Finance and Corporate Services gave a summary of the report, which detailed two investment opportunities that would be outside of the 2020/21 budget process but would form part of the Medium Term Financial Strategy solution ongoing. If agreed both projects would generate net income in 2020/21

and the proposed use of the net income would be set out for Council on 10 March 2020.

The Director – Finance and Corporate Services summarised the advantages of Investment Opportunity 3. The Council had an opportunity to acquire for £20 million a local new build that was being built to a very high standard and that would provide an annual yield of 5.29%. The proposed lease would be for 25 years with no break clause with fixed annual increases of 2.5% compounded every five years. It was intended to exchange contracts as soon as possible with a view to completion by the end of July 2020. The risks had been identified and were debated by Members.

The Director – Finance and Corporate Services summarised the advantages of Investment Opportunity 4. The Council had an opportunity to acquire for £6.1 million a refurbished out of area office building that would provide an annual yield of 5.41%. The lease had been signed on 10 September 2019 for 20 years with no break clause with 2% fixed increases compounded every five years. It was intended to exchange contracts in March 2020 with a view to completion before the end of May 2020. The risks had been identified and were debated by Members.

Members agreed to vote on each investment opportunity separately after discussion.

In respect of Investment Opportunity 3:

AGREED to recommend to Cabinet that:

- a. The property purchase as set out in this report is agreed up to the sum of £21,500,000.
- b. Members agree a split between interest only and repayment funding.
- c. The purchase costs as set out in paragraphs 13 and 14 are capitalised.
- d. The purchases are made as a direct investment by Uttlesford District Council.

In respect of Investment Opportunity 4:

AGREED to recommend to Cabinet that:

- a. The property purchase as set out in this report is agreed up to the sum of £7,000,000.
- b. Members agree a split between interest only and repayment funding.
- c. The purchase costs as set out in paragraph 33 are capitalised.

- d. The purchases are made as a direct investment by Uttlesford District Council.

IB37 LIST OF REJECTED AND ONGOING INVESTMENT OPPORTUNITIES

The Director - Finance and Corporate Services outlined various rejected and ongoing investment opportunities; he explained the logic behind either rejecting or continuing to take forward potential schemes and the need to diversify the Portfolio. He stated that the intention over time would be to develop a Protocol. Members welcomed the format of the presentation and considered that this would be a very useful regular exercise.

IB38 UPDATE ON INDEPENDENT MEMBER RECRUITMENT

The Director – Finance and Corporate Services provided an update on the recruitment of Independent Members. There had been press releases, an advertisement on the Council website and NED (The Non-Executive Directors Exchange) would also receive the information. CV's had been requested and interviews would be held 9.00 - 13.00 hrs on 11 March 2020 with Councillors Lavelle, Lodge and Pavitt sitting on the panel.

The meeting closed at 4.50pm.

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

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