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Uttlesford District Council

Chief Executive: Peter Holt

Investment Board

Date: Monday, 21st August, 2023

Time: 7.00 pm

Venue: Zoom

Chair: Councillor N Reeve

Members: Councillors G Bagnall, C Criscione, J Evans, R Gooding, N Gregory,
N Hargreaves (Vice-Chair), D McBirnie and G Sell

AGENDA

1 Apologies for Absence and Declarations of Interest

To receive any apologies for absence and declarations of interest.

2 Minutes of the Previous Meeting

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To consider the minutes of the previous meeting.

3 UDC Property Portfolio Q1 Report 2023/24

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To receive the Uttlesford Property Portfolio Quarter 1 report.

4 Request from Aspire (CRP) Ltd for Additional Funding for Further Development at Chesterford Research Park

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To consider a request from Aspire (CRP) Ltd for additional funding for further development at Chesterford Research Park.

For information about this meeting please contact Democratic Services

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Agenda Item

INVESTMENT BOARD held at COUNCIL CHAMBER - COUNCIL OFFICES, LONDON ROAD, SAFFRON WALDEN, CB11 4ER, on MONDAY, 17 JULY 2023 at 6.00 pm

Present: Councillor N Reeve (Chair)
Councillors G Bagnall, C Criscione, J Evans, R Gooding,
N Gregory, N Hargreaves (Vice-Chair), D McBirnie and G Sell

Independent
Person: R White

Officers in
attendance: C Shanley-Grozavu (Democratic Services Officer), A Webb
(Director - Finance and Corporate Services) and N Wittman
(Assistant Director - Commercial and Digital Change
Management)

IB1 **APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for lateness were given by Councillor Gregory.

There were no declarations of interest.

Introductions were given by all.

IB2 **MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting were approved as a correct record.

Councillor Criscione apologised for not sending formal apologies to the previous meeting.

Councillor Sell requested that thanks be given to the outgoing members of the board, following May's Local Elections.

Members requested that officers look to arrange future meetings at Little Canfield and Chesterford Research Park, subject to agreement from the Chair. The Director of Finance and Corporate Services also offered all members a tour around Chesterford Research Park.

Councillor Gregory arrived at 18:15

IB3 **THE VALUATION PROCESS**

The Director of Finance and Corporate Services provided an introduction to the process of establishing the value of the Council's asset portfolio.

In response to questions from members, officers confirmed that the approach to making the valuation was a standardised process used by CBRE and consistent with that used by Aviva and Aspire to allow for a direct comparison.

They explained that Local Authority accounts needed to provide a “fair value” on a commercial asset; given that the assets were a revenue income stream and not a driver of capital growth.

IB4

UTTLESFORD PROPERTY PORTFOLIO Q4 REPORT

The Director of Finance and Corporate Service presented the report on the Uttlesford Property Portfolio for Quarter 4 of the 2022/23 year.

The Board discussed the Portfolio in-depth, and the following comments were made:

Chesterford Research Park (CRP)

- Park staff had regular meetings with the tenants of the CRP and would support them to find solutions if they were found to be in financial trouble.
- Recent market research showed that there was a need for over one million square foot of lab space in and around Cambridge. Previously, officers sought to expand CRP one project at a time, but this was not quick enough to keep up with the demand of the industry. Therefore, officers were planning ahead to produce more buildings but due to the rapid nature of the expansion of the industry, many of the companies which would occupy them did not exist yet.
- Middle-sized units were a safer investment as they could be adapted either by dividing them up or by combining them together. A bigger build required more commitment from the tenants.
- As far as the Council Portfolio was concerned the ‘asset’ was the loan which the company makes repayments on each year. It was set at 50 years but had an immediate recall clause should it be the wish of the Investment Board to terminate the agreement.
- Aviva and UDC had a vote each on the board. Should there be a split vote, representatives of both organisations would meet to come to a resolution. There had not been any dispute so far, as both shared the same beliefs.
- The Loan to Aspire was required to be set at a market competitive rate. Should the Council wish to sell their shares in Aspire, then they would be required to pay capital gains tax.

Other Assets

- The majority of the tenants had rent guarantors, usually in the form of their parent companies.
- Tenant reputation was considered a risk to the Council; therefore, any concerns would be brought to the Investment Board as they arise.
- The valuation of an asset was subjective at any given time, as it was a reflection of the market at that point. For example when acquiring the Waitrose Distribution Centre, it was found to be located just outside of the

desirable area from logistical assets, yet it has now moved into this area and was therefore deemed more valuable.

- The Waitrose Distribution Centre was the first example of an increased rental yield. Officers explained that the rent had risen between 2% and 5% each year, but this would not be applied until the end of a 5 year period.
- Phase Two of Stanes Park was complete, and the new units were all occupied. Churchmanor were looking to sell the remaining 48% of the Park which was still under their ownership and the Council had the right to first refusal. Due to the cost of borrowing, officers had chosen not to pursue this offer further and the offer has now expired.
- Amazon had signed a 15-year lease for the Distribution Centre in Gloucester; however the site was currently vacant and was likely be sublet in the short-term.
- The valuation for the MOOG Headquarters in Tewkesbury was a reflection of the building itself and not the tenancy, as construction was still underway. Once development had finished, representatives of UDC, MOOG and the developers would agree to sign-off completion, and the lease could then also be signed.
- The valuation for the whole portfolio was now £270m compared to an acquisition price paid to date of £238m. The initial drop in market values for the portfolio was as a direct response from the markets to the September 2022 mini budget.

Funding and Finances

- The portfolio was funded through internal borrowing, loans and Council-to-Council lending. Funding was for the portfolio as a whole, rather than for an individual asset.
- Council-to-Council lending did not require any security and was interest only, in comparison to loans from the Public Works Loan Board (PWLB) which charged principle plus interest.
- The cost of borrowing and asset management were factored in when working out the percentage yield for the Net Income to the Council.
- The most up-to-date borrowing rates would be brought to the Board at the next meeting. When setting the Medium-Term Financial Strategy for the current year, officers had taken a view that 4.85% was a reasonable rate of interest to budget for.
- There were reserves within the accounts to cover provisions such as incentives or bad debts. However, the figures within the report did not take this into account.
- Options had been considered to mitigate risks from borrowing and the market. For example, should the portfolio fall into financial trouble, an asset could be sold or further funding from the PWLB could be acquired.
- UDC were unable to borrow from the PWLB if they intended to acquire a new asset, however they were able to borrow funds to maximise their existing assets.

Councillor Gregory left the meeting at 18:59 and Councillor Hargreaves left at 19:07

IB5

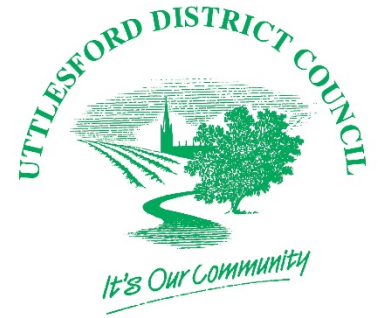
GOVERNMENT REVIEWS INTO LOCAL AUTHORITY COMMERCIAL INVESTMENTS

The Director of Finance and Corporate Services introduced the report on the recent findings from Government reviews of commercial investments at Thurrock Borough Council and Woking Borough Council.

Members discussed potential approaches to reviewing the findings and it was agreed that a member-only session be convened with the Independent Person also in attendance.

Cllr Bagnall left at 20:05

Meeting ended at 20:13



Uttlesford Property Portfolio Q1 Report 1 April 2023 – 30 June 2023

Prepared by: The Asset Management Team – August 2023

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Glossary of Terms

Acquisition Price	The purchase price of the asset excluding one-off costs such as Stamp Duty, agents and legal fees
ERV	Estimated Rental Value
Rent	Total of actual rent paid by tenants and loan repayments made by Aspire (CRP) Ltd
Net Income to the Council (NIC)	Net Income after deducting borrowing and agent costs
NIC Yield	Net Income after deducting borrowing and agent costs as a percentage of Acquisition Price
Net Rent	Rent less the costs of borrowing and estate management
Yield	Rent as a percentage of Acquisition Price

Summary

In February 2022, the Council adopted the Commercial Strategy and in so doing confirmed that due to changes in Government and CIPFA policies the portfolio was complete, although further acquisition at Stane Retail Park and more development at Chesterford Research Park was likely.

To date £247,469,231 has been committed with an option for a further estimated £49,474,500 giving a total allocation just under the £300,000,000 target. Stane Retail Park Phase 2 is an estimate of likely cost, the Council can acquire all/part/none of Phase 2 as viability and funds permit.

The yield of the committed portfolio is 5.21% and this rises to 5.48% when the option items are included. This yield reflects the risk appetite of the Council and the desire for well-known/established brands as tenants.

Portfolio Summary – Committed

Asset No.	Asset	Acquisition Price £	Rent p.a. £	Yield %
1	Loan to Aspire (CRP) Ltd	60,656,500	2,796,057	4.61
2	Skyway House, Takeley	20,000,000	1,128,000	5.64
3	1 Deerpark Road, Livingston	4,758,374	372,546	7.83
4	Regional Distribution Centre, Chorley	54,608,773	2,840,000	5.20
5	Stane Retail Park – Phase 1	27,004,322	1,784,024	6.61
6	Distribution Warehouse, Gloucester	42,692,000	2,293,433	5.37
7	Headquarters, Tewkesbury	37,749,262	1,667,000	4.42
	Total	247,469,231	12,881,060	5.21

Portfolio Summary – Option

Asset No.	Asset	Acquisition Price £	Rent p.a. £	Yield %
1	Stane Retail Park - Phase 2	33,150,000	2,035,198	6.14
2	Future loans to Aspire (CRP) Ltd	14,474,500	1,266,519	8.75
	Total	47,624,500	3,301,717	6.93

Portfolio Combined – Committed and Option

	Portfolio	Acquisition Price £	Rent p.a. £	Yield %
1	Committed	247,469,231	12,881,060	5.21
2	Option	47,624,500	3,301,717	6.93
	Total	295,093,731	16,182,777	5.48

Net Income to the Council (NIC)

The NIC for the 2023/24 financial year (as forecast to the 31 March 2024) is as follows.

	Acquisition Cost £	Net Income to the Council (NIC) £	NIC Yield %
Rent		12,881,060	
Less			
Cost of borrowing		-8,410,000	
Managing Agent		-194,282	
	247,469,231	4,276,778	1.73

It should be noted that this is the commercial position. Local Authority accounting treatment, including that of rent free periods and Minimum Revenue Provision, along with a mid-year rent start date for the headquarters building in Tewkesbury reduces the net rent sum further.

Asset Valuation

The valuation for the overall portfolio has decreased by £775,000 in this quarter following a £1,175,000 increase in the previous quarter. The valuation for the whole portfolio is now £269,800,000 compared to an acquisition price paid to date of £237,862,889

It is expected the valuation will increase further once the lease is signed, expected to be in August 2023, for the headquarters building in Tewkesbury.

Portfolio Assets – Quarterly Update

The main message coming from CBRE, the external valuers is that the investment market has continued to be relatively quiet since the start of the year and has become increasingly impacted by the rising rate of borrowing as the Bank of England tries to battle persistently high inflation. With interest rates continuing to rise this uncertainty will continue for the rest of 2023 and in to 2024.

Chesterford Research Park

The Council has loaned Aspire (CRP) Ltd a total of £60,656,500 for the acquisition and further development of the Park. As far as the Council Portfolio is concerned the 'asset' is the loan which the company makes repayments on each year. However, in this section additional information is provided with regards to the value of the investment.

Vacant units

Property Name	Lease Name	Unit Description	ERV	Sq. Ft.
Garden Cottage	Vacant	Suite 1	£5,530.00	158
Garden Cottage	Vacant	Suite 4	£4,520.00	129
Garden Cottage	Vacant	Suite 5	£4,500.00	562
Mansion	Vacant	Suite 2	£19,000.00	365
Mansion	Vacant	Suite 5	£34,900.00	671
			£68,450.00	1,885

Park void rate of 0.56%

Valuation

The Nucleus negative sum is based on an assumption that the building will operate at a loss for the next eight years and uses the current actual position as the basis for the calculation.

As can be seen from the valuation figures, the Park is currently valued at £207,800,000 which gives a value per investor of £103,900,000 a potential pre-tax profit of £43,243,500

Building	March 2022	June 2022	September 2022	December 2022	March 2023	June 2023
Mansion House	4,220,000	2,890,000	4,150,000	2,310,000	2,460,000	2,840,000
Science Village	25,300,000	27,100,000	27,100,000	27,250,000	28,200,000	28,250,000
Nucleus	-3,384,502	-5,427,101	-5,335,543	-8,406,769	-8,377,472	-8,366,665
Garden Cottage	150,500	150,400	-47,345	-119,241	-126,649	-117,609
Older perm buildings	3,050,000	3,950,000	4,430,000	3,900,000	4,450,000	4,400,000
Older temp buildings	2,430	895,200	892,900	822,300	820,000	817,400
Building 60	34,800,000	36,100,000	36,150,000	37,450,000	39,700,000	41,150,000
Building 200	23,300,000	26,100,000	26,200,000	23,350,000	23,450,000	23,450,000
Building 300	35,450,000	36,550,000	36,550,000	37,450,000	39,350,000	40,650,000
Building 400	6,640,000	7,760,000	7,760,000	7,180,000	7,190,000	7,180,000
Building 600/700	50,150,000	53,300,000	53,400,000	47,700,000	45,300,000	45,450,000
Building 900	13,950,000	13,300,000	13,300,000	12,700,000	12,700,000	12,650,000
Building 50	8,980,000	9,690,000	9,660,000	8,920,000	8,890,000	8,860,000
Miscellaneous	1,640,000	1,640,000	1,630,000	1,650,000	1,650,000	1,640,000
Estate s/c shortfall	-3,674,823	-6,162,761	-6,068,248	-11,743,206	-11,761,056	-11,802,458
Development Land	13,150,000	13,150,000	13,500,000	16,400,000	16,200,000	16,750,000
Estate Capex	-5,400,071	-6,660,278	-6,118,161	-6,088,161	-6,088,161	-6,088,161
Value	£208,300,000	£214,500,000	£217,250,000	£201,250,000	£204,000,000	£207,800,000

Top 10 Tenants by Rent

Tenant	Rental Exposure pa	% of Total Contracted Rent
1. Charles River Discovery Research Services UK Limited	£2,000,000.00	20.04
2. Lonza Biologics plc	£909,150.00	9.11
3. Astrazeneca Limited	£818,838.00	8.20
4. Domainex Limited	£720,000.00	7.21
5. Microbiotica Limited	£668,430.00	6.70
6. Flagship 86 Limited	£610,454.00	6.12
7. Superdielectrics Limited	£465,850.00	4.67
8. Cambridge Epigenetix Ltd	£418,000.00	4.19
9. Biocrucible Limited	£414,672.00	4.15
10. AbCellera Biologics UK Limited	£414,672.00	4.15
	£7,440,066.00	74.53

Rent Paid

100% of rent due was received on time for the June quarter date. 100% of the service charge has also been received on time.



SKYWAY HOUSE

PARSONAGE ROAD, TAKELEY, BISHOP'S STORTFORD CM22 6PU

TENANT:	WESTON HOMES PLC
LEASE TERM:	FRI 25 YEARS FROM 30.06.2020 EXPIRING 29.06.2045
FLOOR AREA:	47,951 SQ FT NIA PLUS CIRCA 142 CAR PARKING SPACES (79 SURFACE AND 63 BASEMENT)
PASSING RENT:	£1,128,000 P.A. EXC (£23.52 P.S.FT)
NEXT RENT REVIEW DATE:	30.06.2025
BASIS OF RENT REVIEW:	FIXED REVIEW TO £1,276,228 P.A. EXC ON 30.06.2025 (13.14% UPLIFT EVERY 5 YEARS)

DATE OF LAST PROPERTY INSPECTION

28th June 2023. Next inspection due December 2023.

RENT COLLECTION

The tenant pays quarterly in advance on the usual quarter days.

The June 2023 quarter's rent was paid on time. They are regular and prompt payers.

INSURANCE

UDC responsible, subject to recovery from WH.

Insurance Renewal w.e.f. 01.10.2022 AJ Gallagher obtained competitive quotes from RSA & AXA. Policy renewed with RSA. Weston Homes have paid the premium for the year to 30.09.2023.

SERVICE CHARGE

N/A

MANAGEMENT ISSUES

CW confirmed that PC was achieved on 14th September 2020.

The building is fully occupied, the rear of the 2nd floor has been fitted out as high specification director's offices.

Weston Homes completed the snagging works in respect of the Section 278 agreement, however the final certificate has not been issued as the tenant was waiting for the Council to sign off the highway works. The certificate will not now be issued as Weston Homes are intending to widen the bell mouth as part of their proposed redevelopment of the 7 acre field at the rear of Skyway House for employment use.

The tenant has provided ML with copies of their Risk Assessments and up-to-date compliance certification.

ASSET MANAGEMENT OPPORTUNITIES AND GREEN INITIATIVES

Weston Homes have acquired approx. 220 acres of farmland to the rear of the property, including a 7 acre field at the rear of the building.

The majority of the land is leased back to a local farmer. The planning appeal for the development of the land for residential and employment use was turned down in August 2022.

Weston Homes have however obtained planning permission for an extension to their car park on part of the 7 acre field they own at the rear of Skyway House and Weston Business Centre to provide 124 new car parking spaces. This will improve the parking ratio of the building. UDC agreed to vary the rights granted in Weston Homes' lease to allow them

to access the new car parking spaces from the car parking area behind Skyway House and a Deed of Variation has been completed. ML have recommended that if possible UDC acquire the completed car park and lease back to the tenant as this would improve the investment value. Preliminary discussions have taken place but we understand that the timing is not right.

Weston Homes have obtained planning permission for approximately 3,500 square metres of employment space on the remainder of the 7 acre field. A new access road is being constructed between Skyway House and Weston Business Centre on land owned by Aegon. The road will be adopted once completed.

The Property has an EPC rating of A16 and BREEAM rating of very good.

There is a grey water recycling system and all the lights are LED with most on sensors. There are 16 electrical vehicle charging points in the car park at the front of the building. The tenant has installed electric vehicle charging points in all the spaces in the basement car park.





1 DEER PARK ROAD

FAIRWAYS BUSINESS PARK, LIVINGSTON EH54 8AF

TENANT:	VETERINARY SPECIALISTS (SCOTLAND) LTD
LEASE TERM:	FRI LEASE 20 YEARS FROM 10.09.2019 LEASE EXPIRY 09.09.2039
FLOOR AREA:	30,855 SQ FT PLUS CIRCA 160 CAR PARKING SPACES
AGREED RENT:	£372,546 P.A. EXC (£12.07 P.S.FT)
RENT COMMENCEMENT DATE:	10.09.2023
NEXT RENT REVIEW DATE:	10.09.2024
BASIS OF RENT REVIEW:	FIXED FIRST REVIEW TO £411,320 P.A. EXC



DATE OF LAST PROPERTY INSPECTION

3rd April 2023.

Next inspection September 2023.

RENT COLLECTION

The tenant has a four-year rent-free period, the rent commencement date is 10.9.2023. ML to issue a rent demand in July.

The Lease provides for quarterly payments, however, a side letter allows the tenant to pay monthly on 1st of each month.

INSURANCE

UDC responsible, subject to recovery from tenant.

A J Gallagher obtained competitive quotes from RSA & AXA for the renewal of insurance w.e.f. 01.10.2022. Insurance placed with RSA. The tenant has paid the premium for the year to 30.09.2023.

SERVICE CHARGE

N/A.

MANAGEMENT ISSUES

The building was constructed as an office building in 2002 and was converted in 2019 to a Veterinary Hospital fully fitted and refurbished with up-to-date facilities.

The Tenant only occupies the ground and a small part of the 1st floor. The majority of the second and whole of the third floors are vacant.

The tenant provides ML with copies of their Risk Assessments and compliance certification. The tenant recently appointed a new H&S and Facilities Lead and he has obtained an updated 5 yearly Electrical Certificate for the whole building, an updated Fire Risk Assessment and Legionella Risk Assessment and will forward copies to ML .

Linnaeus Group (part of the Mars group of companies) acquired Veterinary Specialist (Scotland) Ltd from Pets at Home earlier this year. UDC refused consent for an assignment of the lease to Linnaeus Veterinary Ltd as the Pets At Home Guarantee would fall away on assignment.

ASSET MANAGEMENT OPPORTUNITIES AND GREEN INITIATIVES

Linnaeus have advised that they have plans to grow the business and will be looking to convert the rest of the 1st floor and 2nd floors to provide additional theatres, clinical areas and offices to enable them to expand the business. The tenant has tidied up the car park, installed new entrance and exit barriers, undertaken some repairs to the tarmac and kerbs, and the landscaping is now well maintained.

The tenant has advised that they would like to install some electric charging points in the car park. The tenant has advised that the mobile MRI scanner is now permanent and they would like to erect fencing around the area and make alterations to the walkways and also create a dog run. ML awaiting plans. All the works and the EV charging points can then be incorporated in a Licence for Alterations. ML awaiting further details.





WAITROSE DISTRIBUTION CENTRE
MATRIX PARK, WESTERN AVENUE, CHORLEY, LANCASHIRE PR7 7NB

TENANT: WAITROSE LTD

LEASE TERM: FRI LEASE 30 YEARS FROM 30.04.2012
 LEASE EXPIRY 29.04.2042

FLOOR AREA: **421,809 SQ FT PLUS CIRCA 400 CAR PARKING SPACES AT THE FRONT OF THE BUILDING**

SITE AREA: 31.14 ACRES, APPROX 29% SITE COVERAGE

PASSING RENT: **£2,840,000 P.A. EXC (£6.73 P.S.FT)**

NEXT RENT REVIEW DATE: 30.04.2027

BASIS OF RENT REVIEW: HIGHER OF OPEN MARKET RENT OR RPI (CAP & COLLAR OF 5% & 2% P.A COMPOUNDED)



DATE OF LAST PROPERTY INSPECTION

24th May 2023. Next inspection due September 2023.

RENT COLLECTION

The tenant reverted to quarterly rent payments from the June 2021 quarter as agreed with ML. June 2023 quarter's rent received on time.

INSURANCE

UDC responsible, subject to recovery from Waitrose.

A J Gallagher obtained quotes from RSA and AXA for the insurance renewal, policy renewed with RSA w.e.f. 01.10.2022. The tenant has paid the premium for the year to 30.09.2023.

SERVICE CHARGE

Matrix Park Management Company administer the service charge for the estate, the service charge year is 1st June to 31st May. UDC pay 44.27% of the total budget, Matrix invoice UDC quarterly and ML recharge to Waitrose. Matrix issue a budget for the year. Total budget for the current year 1st June 2023 to 31st May 2024 is £70,205 + VAT. Waitrose are up to date with payments.

RENT REVIEW

Rent reviewed as at 30th April 2022. Agreed at £2,840,000 p.a. which is a 25% increase from the passing rent. Rent Review memorandum signed and uplift in rent paid by Waitrose.

MANAGEMENT ISSUES

Waitrose have sublet part of the 2nd floor offices to Amey. The Sub-lease was renewed for a term of 18 months from 6.12.2021, and expired on 05.06.2023. Waitrose have advised that they are renewing the sub-lease and will forward terms once agreed for UDC's approval.

Waitrose have signed a 5 year Distribution Service Agreement with XPO Logistics in March 2021, GXO (part of XPO Logistics) are now occupying the property, GXO advised that the building is now operating at full capacity. They are using the surplus space to store goods for other customers. Waitrose are permitted in accordance with the lease to grant a Distribution Underlease to a Distribution Services Provider without the Landlord's consent.

GXO are maintaining the property well. They are undertaking repairs to the service yard and are repainting the road markings. They are also gradually changing the remaining lights to LED.

Risk Assessments and Compliance certification - GXO have provided ML with copies of all their up-to-date certification.

ASSET MANAGEMENT OPPORTUNITIES AND GREEN INITIATIVES

There is approx. 2 acres of surplus development land on eastern side of site included in the lease to Waitrose. We understand that the land was originally intended to be used for an incineration/recycling plant to provide heating to some areas of the building, this was abandoned some time ago. The land is included within Waitrose's demise.





**STANE RETAIL PARK
STANWAY, COLCHESTER CO3 8AU**

TENANT:	B&Q LIMITED	ALDI STORES LTD
LEASE TERM:	15 YEARS FROM 01.11.2021 (TENANT RIGHT TO RENEW) END DATE - 30TH OCTOBER 2036	25 YEARS FROM 01.11.2021 (TENANT BREAK ON 01.11.2041) END DATE - 30TH OCTOBER 2046
RENT COMMENCEMENT DATE:	20TH APRIL 2023	23RD MAY 2022
COMMENCING RENT:	£1,342,275 P.A. EXC (£16.50 P.S.FT ON TARGET) (81,350 SQ FT)	£360,395 P.A. EXC (19.50 P.S.FT ON TARGET) (18,482 SQ FT - ACTUAL)
ACTUAL FLOOR AREAS:	STORE: 81,350 SQ FT BUILDERS YARD: 15,973 SQ FT GARDEN CENTRE: 19,170 SQ FT	
NEXT RENT REVIEW DATES:	01.11.2026 & 01.11.2031	01.11.2026, 01.11.2031, 01.11.2036 & 01.11.2041
BASIS OF RENT REVIEW:	5 YEARLY RPI (0-2% P.A. COMPOUNDED)	5 YEARLY, RPI (1% & 3% P.A. COMPOUNDED)
TOTAL RENT RECEIVED (FROM PHASE 1):	£1,702,670 P.A. EXC	



Uttlesford District Council own part only (Phase 1 - B&Q and Aldi) of the Stane Retail Park, together with shared use of the Common Areas (including 628 car park spaces). Mark Liell manage the whole retail park, including the second phase for UDC and Churchmanor Estates, who retain Phase 2 at present.

DATE OF LAST PROPERTY INSPECTION

7th June 2023. Next formal half yearly inspection to take place in December 2023. Intervening regular visits undertaken.

RENT COLLECTION

B&Q commenced rental payments as of 20th April April 2023, initial payments were sent to UDC directly. The monies are being transferred back to B&Q before being repaid to ML. Aldi commenced payments in May 2022 and are up to date. Rent continues to be received on time.

INSURANCE

UDC insure the units within their ownership. Insurance Policy renewed with RSA w.e.f. 01.10.2022. Fully recoverable.

SERVICE CHARGE

ML manage the service charge, which commenced as at 1st November 2021 when Phase 1 was PC'd. 100% recoverable from the tenants and Churchmanor (the developer). No arrears. Current service charge budget for year ending 31st December 2023 of £194,700 + VAT. All queries have now been answered relating to the YE 31.12.2022 reconciliation.

TENANT LINE-UP (THE WHOLE)

Phase 1: B&Q, Aldi

Phase 2: M&S, Greggs, Cook, Superdrug, Mountain Warehouse and Furniture Village are now all open. Only Unit A6 remains unoccupied. Unit may split. Occupier discussions in hand.

MANAGEMENT ISSUES

Part (Phase 2) of the site remains in Churchmanor's ownership. Practical completion of Phase 2 took place in April 2022. Certain contractor works/landscaping maintenance is ongoing. UDC have now taken ownership of the Common Areas including the car park.

Wider management updates:

- All upkeep and maintenance contracts (drains, winter maintenance, litter picking and landscaping) are now in place, litter picking and landscaping was recently re-tendered.

- All retailers reporting above pre-opening target performance and high car park occupancy levels noted.
- Congestion is still being reported as an issue, ML are awaiting a copy of the traffic reports carried out by Highways to identify potential solutions.
- Security improvements. 6 CCTV cameras have now been installed at the park and radios have been issued to all tenants.
- Car parking usage overseen by Green Parking (4 hour limit). Soft monitoring/action taken to breaches/abuse, to minimise customer and staff upset.

ASSET MANAGEMENT OPPORTUNITIES AND GREEN INITIATIVES

- Electric charging points have proved popular. MER have installed a further 10 (5 portals) charging outlets in advance of original schedule.
- UDC's ownership of the whole would be preferable by adding Phase 2 (which includes an all formats M&S store which contributes c50% of the Phase 2 rent) to the existing B&Q and Aldi. It is hoped to revisit the earlier (September 2022) abortive discussions, when the remaining letting(s) has been completed. Alternatively UDC may be approached by the prospective purchase of Phase 2 to buy B&Q and Aldi.





AMAZON DISTRIBUTION CENTRE
CENTRE SEVERN, BARNWOOD, GLOUCESTER GL4 3UR

TENANT:	AMAZON UK SERVICES LTD (NOT CURRENTLY IN OCCUPATION)
LEASE TERMS:	FRI LEASE 15 YEARS FROM 18.03.2022 LEASE EXPIRY 17.03.2037
FLOOR AREA:	WAREHOUSE AND OFFICES: 122,756.79 SQ FT ADJACENT 4 LEVEL MULTI-STOREY VAN PARK (408 SPACES), SURFACE CAR PARK (150 CAR SPACES AND 118 VAN SPACES), 11.23 ACRES.
PASSING RENT:	£2,293,433.49 P.A. EXC
RENT COMMENCEMENT DATE:	18.03.2022
NEXT RENT REVIEW DATE:	18.03.2027
BASIS OF REVIEW:	5 YEARLY, CPI (COLLAR AND CAP OF 1% AND 3% COMPOUNDED ANNUALLY)



DATE OF LAST PROPERTY INSPECTION

10th May 2023.

Next inspection due in October 2023.

RENT COLLECTION

Amazon pay rent quarterly in advance on 1st January, 1st April, 1st July and 1st October.

Quarterly rent due on 1st April 2023 received on 3rd April 2023. Next quarter due 1st July 2023.

INSURANCE

UDC insure the building and recover from Amazon.

A J Gallagher instructed to obtain competitive quotes. Insurance placed with AXA, however as Amazon are not intending to occupy the building until August 2023, this impacted AXA's capacity and the premium has been significantly increased. RSA now co-insure the building. A new policy issued at a cost of €118,359,82. for the year to 03.08.2023. Amazon have paid the premium.

SERVICE CHARGE

A management company has been set up to look after the estate's common areas and administer the service charge. The ownership of the management company is split between the freeholders based on area. (UDC hold a 54% share of the Management Company). Bulleys Chartered Surveyors administer the service charge and have prepared a service charge budget, £22,325 for the current year. Bulleys to invoice UDC, ML to recharge Amazon. However, ML are still awaiting an invoice as Bulleys have advised that they cannot issue a demand until they have a VAT number.

MANAGEMENT ISSUES

Practical completion took place on 4th March 2022. Lease to Amazon completed on 18th March 2022. Amazon have advised that they are not intending to occupy the property until August 2023, at the earliest. The property is therefore currently vacant. Amazon have 2 guards providing 24 hour security at the building, which is a condition of the insurance. Bowmer Kirkland (BK), the original contractor, are currently undertaking the snagging works.

ML identified that there is extensive cracking to the van deck stair towers. The original contractor BK have drawn up a schedule of remedial works for rectifying the problems and are proposing to undertake the works over the summer.

ML have identified other snagging works that were outstanding at the time of the last inspection, which are to be rectified.

Amazon have advised that they have appointed Cushman Wakefield to manage the property. ML has met the CW facilities manager on site and discussed maintenance regimes.

Amazon have instructed CW to market a sub-lease of the building. We understand that there is currently no detailed prospective tenant discussions taking place.

ASSET MANAGEMENT OPPORTUNITIES AND GREEN INITIATIVES

Amazon have an option to extend the lease for a further 5 years on expiry of current lease in March 2037.

The front car park area is protected by temporary fencing. This may present scope for "unwanted" visitors to gain access. Amazon however currently have 24 hour security.

The property is situated on a site area of 11.5 acres and therefore has a low site cover of 25%. The building has an EPC rating of A24. There are 10 EV charging points in the car park at the front of the building and the infrastructure for further charging points in the car park.



Agreed Acquisitions

HEADQUARTERS AND WAREHOUSE, TEWKESBURY



In March 2021 the Council acquired a site in Tewkesbury, Gloucestershire for a new build head office and warehouse with a pre-let 35 year Agreement for Lease (AfL). The lease is expected to complete in August 2023.

Portfolio Valuation

The Council employ CBRE to provide a quarterly valuation of the Council owned assets, their yield sheet report is attached at Appendix One. In summary, as at the end of quarter 1 the position is as shown below

	Price paid (including future commitments) £	Amount paid as at 30 June 2023 £	JUN 2022 £	SEP 2022 £	DEC 2022 £	MAR 2023 £	JUN 2023 £
Colchester, Stane RP	27,004,322	27,004,322	30,975,000	29,100,000	27,250,000	28,275,000	28,200,000
Chorley, Waitrose RDC	54,608,773	54,608,773	67,500,000	61,150,000	54,400,000	54,400,000	53,600,000
Livingston, 1 Deer Park Road	4,758,374	4,758,374	5,300,000	5,000,000	4,750,000	4,750,000	4,750,000
Takeley, Skyway House	20,000,000	20,000,000	19,950,000	18,350,000	17,625,000	16,250,000	15,950,000
Gloucester, Amazon	42,692,000	42,278,237	50,750,000	43,900,000	41,000,000	41,000,000	39,500,000
Tewkesbury, MOOG HQ	37,749,262	28,556,683	27,150,000	24,000,000	23,750,000	23,900,000	23,900,000
	186,812,731	177,206,389	201,625,000	181,500,000	168,775,000	168,575,000	165,900,000

It is expected the valuation will increase further once the lease is signed for the headquarters building in Tewkesbury, which is expected to be in August 2023. When the loan to Aspire (CRP) Ltd is included the total asset valuation is as shown below

	Price paid (including future commitments) £	Amount paid as at 30 June 2023 £	JUN 2022 £	SEP 2022 £	DEC 2022 £	MAR 2023 £	JUN 2023 £
Colchester, Stane RP	27,004,322	27,004,322	30,975,000	29,100,000	27,250,000	28,275,000	28,200,000
Chorley, Waitrose RDC	54,608,773	54,608,773	67,500,000	61,150,000	54,400,000	54,400,000	53,600,000
Livingston, 1 Deer Park Road	4,758,374	4,758,374	5,300,000	5,000,000	4,750,000	4,750,000	4,750,000
Takeley, Skyway House	20,000,000	20,000,000	19,950,000	18,350,000	17,625,000	16,250,000	15,950,000
Gloucester, Amazon	42,692,000	42,278,237	50,750,000	43,900,000	41,000,000	41,000,000	39,500,000
Tewkesbury, MOOG HQ	37,749,262	28,556,683	27,150,000	24,000,000	23,750,000	23,900,000	23,900,000
	186,812,731	177,206,389	201,625,000	181,500,000	168,775,000	168,575,000	165,900,000
Aspire (CRP) Ltd	60,656,500	60,656,500	107,162,730	108,576,802	100,625,000	102,000,000	103,900,000
Total Portfolio	247,469,231	237,862,889	308,787,730	290,076,802	269,400,000	270,575,000	269,800,000

Future Asset Acquisitions

Stane Retail Park Phase 2

Councils can continue to invest in commercial assets where it is done so as to maximise the value of an existing asset. It is the opinion of our agent and valuers that acquiring phase 2 will significantly increase the value and appeal of phase 1.

With the downturn in the market following the mini-budget by the Government in September 2022 it was no longer viable for the Council to consider acquiring phase 2 and the developer was notified of this. At the same time the developer decided to retain phase 2 as the likely sale price would not be viable for them. When the market situation resolves itself a final decision on the possible acquisition of phase 2 will be made.



Financing

The Portfolio is financed from three sources

1. Internal borrowing – when the Council has excess funds to invest
2. Loans from PWLB and Phoenix Life Ltd
3. Borrowing from other local authorities

The split between 1 and 3 above varies on a week to week basis. Below is a snapshot of the arranged external funding as at 7 August 2023 which totals £212,692,819

Borrowing as at 07/08/23					
GF/HRA	Date	Lender	Amount (£)	Maturity	Rate (%)
GF	06-Dec-22	West Midlands Combined Authority	11,500,000	05-Dec-23	1.80
GF	07-Jun-23	Crawley Borough Council	5,000,000	06-Jun-24	2.25
GF	13-Sep-22	East Sussex County Council	5,000,000	12-Sep-23	3.00
GF	08-Sep-22	Blaenau Gwent Borough Council	5,000,000	07-Sep-23	3.00
GF	08-Sep-22	Northern Ireland Housing Executive	10,000,000	07-Sep-23	3.00
GF	13-Sep-22	South Oxfordshire District Council	7,000,000	12-Sep-23	3.00
GF	13-Sep-22	South Lakeland District Council	3,000,000	12-Sep-23	3.00
GF	13-Sep-22	South Ribble Borough Council	3,000,000	07-Sep-23	3.00
GF	30-Nov-22	West Midlands Combined Authority	7,000,000	29-Nov-23	3.05
GF	23-May-23	South Oxfordshire District Council	3,000,000	21-May-24	4.60
GF	23-May-23	South Oxfordshire District Council	1,000,000	21-May-24	4.60
GF	23-May-23	Bridgend County Borough Council	4,000,000	21-May-24	4.60
GF	15-Jun-23	London Borough of Havering	2,500,000	08-Aug-23	4.65
GF	04-Aug-23	Gloucestershire County Council	5,000,000	02-Aug-24	5.30
GF	03-Jul-23	West Yorkshire Combined Authority	4,500,000	17-Jun-24	5.20
GF	19-Jul-23	North Hertfordshire District Council	2,000,000	19-Jan-24	5.20
GF	04-Aug-23	Hyndburn Borough Council	2,000,000	02-Aug-24	5.20
GF	04-Aug-23	Local Government Association	1,500,000	02-Aug-24	5.55
GF	04-Aug-23	Local Government Association	1,500,000	02-Aug-24	5.55
GF	19-Jul-23	Police & Crime Commissioner for Avon & Somerset	5,000,000	01-Jul-24	5.80
GF	21-Jul-23	West Yorkshire Combined Authority - WY Police	3,500,000	02-Oct-23	5.05
GF	05-Jul-17	Phoenix Life Ltd	35,784,992	05-Jul-57	2.86
GF	22-Sep-22	Public Works Loans Board	29,907,827	22-Sep-71	4.28
GF	29-Sep-22	Public Works Loans Board	50,000,000	27-Sep-30	4.16
Total			207,692,819		
GF	29-Aug-23	Barnsley Metropolitan Borough Council	5,000,000	29-May-24	5.20
Total Committed Loans			212,692,819		

Risks

Likelihood Scores

Score	Probability
1 (Little Likelihood)	Less than 10%
2 (Some Likelihood)	10% to 50%
3 (Significant Likelihood)	51% to 90%
4 (Near Certainty)	More than 90%

Impact Scores

Score	Impact Level on Strategic Objectives
1	Minor impact/delay/difficulty
2	Small impact/delay/difficulty
3	Considerable impact/delay/difficulty
4	Extreme impact/delay/Difficulty

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Each risk score for likelihood and impact is plotted onto a risk matrix to produce its score. A green score indicates risks which the organisation is most prepared to accept and red those which are less likely to be accepted.

		1	2	3	4
LIKELIHOOD	4	4	8	12	16
	3	3	6	9	12
	2	2	4	6	8
	1	1	2	3	4
		1	2	3	4
		IMPACT			

21-IB-01 LONG TERM BORROWING

The council is unable to secure long term borrowing	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	2	4	8	<ul style="list-style-type: none"> Phoenix loan is secured 2 x PWLB loans are secured 	
		Current Likelihood	Current Impact	Current Score	Further Action	
		2	4	8	<ul style="list-style-type: none"> Evaluate sale of one or more assets 	
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	4	4	AW	ongoing		

Progress Update (June 2023)

- No further long term borrowing is planned at the present time

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21-IB-02 INTEREST RATES

Interest rates increase leading to a reduced net income	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	2	4	8	<ul style="list-style-type: none"> Phoenix loan is secured 2 x PWLB loans are secured 	
		Current Likelihood	Current Impact	Current Score	Further Action	
		4	4	16	<ul style="list-style-type: none"> Evaluate sale of one or more assets Consider additional PWLB loans 	
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	4	4	AW	ongoing		

Progress Update (June 2023)

- Over the next few of years the investment net contribution will be lower than in previous years, this is reflected in the Council's five year MTFS

21-IB-03 TENANT DEFAULT

Tenants default on rental payments either short term or because of business failure	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	2	4	8	<ul style="list-style-type: none"> Additional financial due diligence undertaken ahead of all purchases Monitoring of tenants both financial information and news channels 	
		Current Likelihood	Current Impact	Current Score	Further Action	
		1	3	3		
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	4	4	AW	ongoing		

Progress Update (June 2023)

- Tenants passed the viability test and no adverse financial reports this quarter
- Commercial asset reserve will enable short term rent losses to be covered without detriment to council services

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1-IB-04 BUILDING LOSS

Loss of building due to fire/flood leading to no rent being received for duration of the repair/reinstatement	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	1	4	4	<ul style="list-style-type: none"> UDC fully insures the building and recharges the tenant Copies of fire safety procedures/test etc. held by agent 	
		Current Likelihood	Current Impact	Current Score	Further Action	
		1	4	4	<ul style="list-style-type: none"> Monitor procedures as part of the inspection process 	
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	4	4	AW	ongoing		

Progress Update (June 2023)

- Discussions with all tenants on fire etc. safety. Inspections check for issues and ensure maintenance repairs etc. are undertaken
- Commercial asset reserve will enable short term loss in rent to be covered without detriment to council services

21-IB-05 REPUTATION

Actions of tenants affect the reputation of the Council	Owner	Original Likelihood	Original Impact	Original Score	Current Controls	
	AW	1	4	4	<ul style="list-style-type: none"> • Tenants checked as part of initial due diligence • Continuous monitoring of tenants both financial information and news channels 	
		Current Likelihood	Current Impact	Current Score	Further Action	
		1	3	3		
		Target Likelihood	Target Impact	Target Score	Action owner	Planned Completion date
1	3	3	AW	ongoing		

Progress Update (June 2023)

- No adverse or positive news stories this quarter

Rising interest rates and stubborn inflation delaying transactions in all sectors.

▶ Retail
Transactions remain dominated by smaller lot sizes and cash buyers.

▶ Out of Town Retail
Recent major players have paused and activity is muted.

▶ Industrial
Sector remains in favour but transaction volumes are down.

▶ Offices
Caution remains and some secondary activity at discounted figures.

Changes in red.

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	Sept 2022 (%)	Dec 2022 (%)	Mar 2023 (%)	June 2023 (%)	July 2023 (%)	Trend
OFFICES						
West End	3.25	3.75	3.75	3.75	3.75	Weaker
City of London	4.00	4.50	4.50	5.00	5.25	Weaker
M25/South East	5.75	6.25	6.25	6.50	6.75	Weaker
Regional Cities	5.00	6.00	6.00	5.75	6.00	Weaker
Good Secondary	7.50	9.00	9.25	9.50	9.75	Weaker
Secondary	10.50	12.50	13.00	13.50	13.75	Weaker
INDUSTRIAL						
Prime Distribution	4.00	5.00	5.25	5.25	5.25	Stable
Prime Estate (Greater London)	3.50	4.50	4.75	4.75	4.75	Stable
Prime Estate (Ex Greater London)	4.00	5.00	5.25	5.25	5.25	Stable
Good Secondary	4.75	6.00	6.25	6.25	6.25	Stable
Secondary Estate	5.75	7.00	7.25	7.25	7.25	Stable

	Sept 2022 (%)	Dec 2022 (%)	Mar 2023 (%)	June 2023 (%)	July 2023 (%)	Trend
HIGH STREET SHOPS						
Prime	6.25	6.50	6.75	6.75	6.75	Weaker
Good Secondary	8.50	8.75	9.00	9.00	9.00	Weaker
Secondary	12.00	12.00	12.00	12.00	12.00	Weaker
SUPERMARKETS						
Prime	4.25	5.25	5.25	5.25	5.25	Stable
SHOPPING CENTRES						
Prime	7.75	7.75	8.25	8.25	8.25	Stable
Best Secondary	12.00	12.00	12.00	12.00	12.00	Stable
Secondary	16.00	16.00	16.00	16.00	16.00	Stable
RETAIL WAREHOUSES						
Park – Prime – Open User	5.25	6.00	5.75	5.50	5.75	Weaker
Park – Prime – Bulky User	5.25	6.00	5.75	5.50	5.75	Weaker
Solus – Prime – Bulky User	5.00	6.00	5.75	5.50	5.75	Weaker
Park - Secondary	6.75	8.00	7.75	7.50	7.50	Weaker

Limited activity with signs of stability for prime leased hotels.

Changes in red

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	Sept 2022 (%)	Dec 2022 (%)	Mar 2023 (%)	June 2023 (%)	July 2023 (%)	Trend
LEISURE						
Prime Leisure Park	7.00	7.50	7.50	7.50	7.50	Weaker
Good Secondary Leisure Park	8.75	9.50	10.00	10.25	10.25	Weaker
Cinema Prime	6.75	7.50	7.50	7.50	7.50	Weaker
Health & Fitness Prime	4.75	5.50	5.75	5.50	5.50	Weaker
HOTELS						
Prime London Vacant Possession	4.50	4.75	4.75	4.75	4.75	Stable
Prime London Management Contract	5.50	5.75	5.75	5.75	5.75	Stable
Prime London Lease	3.75	4.50	4.50	4.50	4.50	Stable
Prime Regional Vacant Possession	6.75	7.25	7.25	7.25	7.25	Stable
Prime Regional Management Contract	7.75	8.50	8.50	8.50	8.50	Stable
Prime Regional Lease	4.25	5.25	5.25	5.25	5.25	Stable

	Sept 2022 (%)	Dec 2022 (%)	Mar 2023 (%)	June 2023 (%)	July 2023 (%)	Trend
PUBS						
Prime London Corporate Pub	3.50	4.00	4.00	4.00	4.00	Weaker
Prime Regional Corporate Pub	5.75	6.75	6.75	6.75	7.25	Weaker
ROADSIDE & AUTOMOTIVE						
Car Showroom Prime RPI Lease	5.00	5.75	5.75	5.75	5.75	Stable
Petrol Filling Station Prime RPI Lease	4.50	5.25	5.25	5.25	5.25	Stable
Car Park Prime RPI Lease	4.75	5.50	5.50	5.50	5.50	Stable
FINANCIAL INDICATORS						
Base Rate	1.75	3.00	4.00	4.50	5.00	▲
5 Year Swaps	3.43	3.63	4.02	4.48	5.23	▲
10 Year Gilts	3.09	3.16	3.82	4.18	4.53	▲
RPI	12.30	14.20	13.40	11.40	11.30	▼
CPI	10.10	11.10	10.10	8.70	8.70	◀▶

Sentiment for good quality assets remains positive.

Residential
Investment volumes muted, impact of higher interest rates yet to be seen.

Student
Sentiment for good quality assets remains positive as investors look towards strong rental growth for the upcoming 2023/24 academic year.

Changes in red

	Sept 22 (%)	Dec 22 (%)	Mar 23 (%)	Jun 23 (%)	Jul 23 (%)	Trend
RESIDENTIAL						
London Zone 2 Prime	3.25	3.50	3.60	3.60	3.60	Weaker
London Zone 2 Good Secondary	3.65	4.00	4.00	4.00	4.00	Weaker
London Zone 3 to 6 Prime	3.35	3.65	3.75	3.75	3.75	Weaker
London Zone 3 to 6 Good Secondary	3.65	4.00	4.00	4.00	4.00	Weaker
South East Prime	3.80	3.90	4.00	4.00	4.00	Weaker
South East Good Secondary	4.00	4.50	4.50	4.50	4.50	Weaker
Regional Cities Prime	3.85	4.15	4.15	4.15	4.15	Weaker
Regional Cities Secondary	4.25	4.75	4.75	4.75	4.75	Weaker
Other Regional Centres Prime	4.15	4.50	4.50	4.50	4.50	Weaker
Other Regional Centres Secondary	4.75	5.25	5.25	5.25	5.25	Weaker

	Sept 22 (%)	Dec 22 (%)	Mar 23 (%)	Jun 23 (%)	Jul 23 (%)	Trend
SINGLE FAMILY HOUSING						
South East Prime	3.50	3.80	3.80	3.80	3.80	Stable
North West Prime	4.00	4.15	4.15	4.15	4.15	Stable
HEALTHCARE						
Care Homes Prime (Not for Profit)	3.75	4.15	4.15	4.25	4.25	Weaker
Care Homes Prime (SPV)		5.50	5.50	5.50	5.50	Weaker
Care Homes Secondary		7.50	7.50	7.50	7.50	Weaker
STUDENT ACCOMMODATION						
Central London Direct Let	3.75	3.75	3.75	3.75	4.00	Stable
Prime Regional Direct Let	5.00	5.00	5.00	5.00	5.00	Stable
Secondary Regional Direct Let	8.50	8.50	8.50	8.50	8.50	Stable
Central London RPI Lease	4.00	4.00	4.00	4.00	4.00	Stable
Prime Regional RPI Lease	4.00	4.00	4.00	4.00	4.00	Stable
Secondary Regional RPI Lease	5.25	5.25	5.25	5.25	5.25	Stable

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Agenda Item

Committee:	Investment Board	Date:	
Title:	Request from Aspire (CRP) Ltd for additional funding for further development at Chesterford Research Park	Monday, 21 August 2023	
Report Author:	Cllr Reeve, Chair of the Investment Board Cllrreeve@uttlesford.gov.uk		

Summary

1. A request has been received from Aspire (CRP) Ltd for additional funding to enable the development of Building 800 at the Park

Recommendations

2. Members to consider the request and decide whether or not to support the request when it is submitted to Cabinet for a formal decision.

Financial Implications

3. Contained within the request.

Background Papers

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

None

Situation

5. New opportunities are subject to a formal process to ensure the investment is suitable for the Council, affordable and complies with current guidance and legislation. The role of
 - a. The Investment Board is to evaluate the opportunity and form an opinion on whether or not Cabinet should agree to it.
 - b. Cabinet is to listen to the views of the Investment Board and in addition, receive information and guidance from the Director of Finance, Revenues and Benefits on the affordability of the request and the compliance with current guidance and legislation.
 - c. Council listens to the views of the Investment Board and Cabinet and if satisfied endorses the investment and authorises necessary funding to be put in place.

Uttlesford District Council
 Council Offices
 London Road
 Saffron Walden
 CB11 4ER
 F.A.O. Jody Etherington

Dear Jody,

Request for additional funding for further development at Chesterford Research Park

Please take this letter as a formal request from the Board of Aspire (CRP) Ltd for additional borrowing of £21,060,000 to cover Aspire’s share of the development costs for Building 800 and phase one of the Solar Farm.

The drawdown of the total loan would be as follows.

Date	Amount £
August 2023	3,250,000
January 2024	4,250,000
April 2024	4,500,000
July 2024	4,000,000
October 2024	3,000,000
January 2025	2,060,000
Total	21,060,000

Set out below are details of the two projects.

Building 800 – Funding request £18,821,200

The development of Building 800 – Sidney Sussex Building presents the opportunity to deliver a best-in-class laboratory-led scheme in a highly supply-constrained submarket with strong projected financial performance.

- The proposed development of Building 800 provides for a multi-suite, fully fitted lab building, created to satisfy demand from second stage Life Science companies who are moving from incubator hubs / small suite accommodation as their research expands. The accommodation to be delivered is fully fitted 'plug and play' laboratory space, which will generate wide appeal to tenants without the financial means to undertake expensive laboratory fit outs and the multi-suite building design is optimal for future asset management opportunities.
- The size of suites to be developed (from 2,200 sq.ft. To 8,292 sq.ft.) is additive to the overall offer of laboratory accommodation at Chesterford Park and 'plugs the gap' of current accommodation developed at the Park, allowing the Asset Manager to move tenants within the Park as their science and space requirements grow. The suite sizes sit between the established Science Village Building (16 suites of 1,500 to 2,000 sq.ft) and Building 60 and 300 (suites of 9,000 to 10,000 sq.ft.).
- Planning permission has been obtained and the S106 agreed and signed.
- The Cambridge Life Science market is imbalanced by very limited existing available laboratory supply (47,230 sq.ft. available) and limited space currently under construction (240,000 sq.ft - the

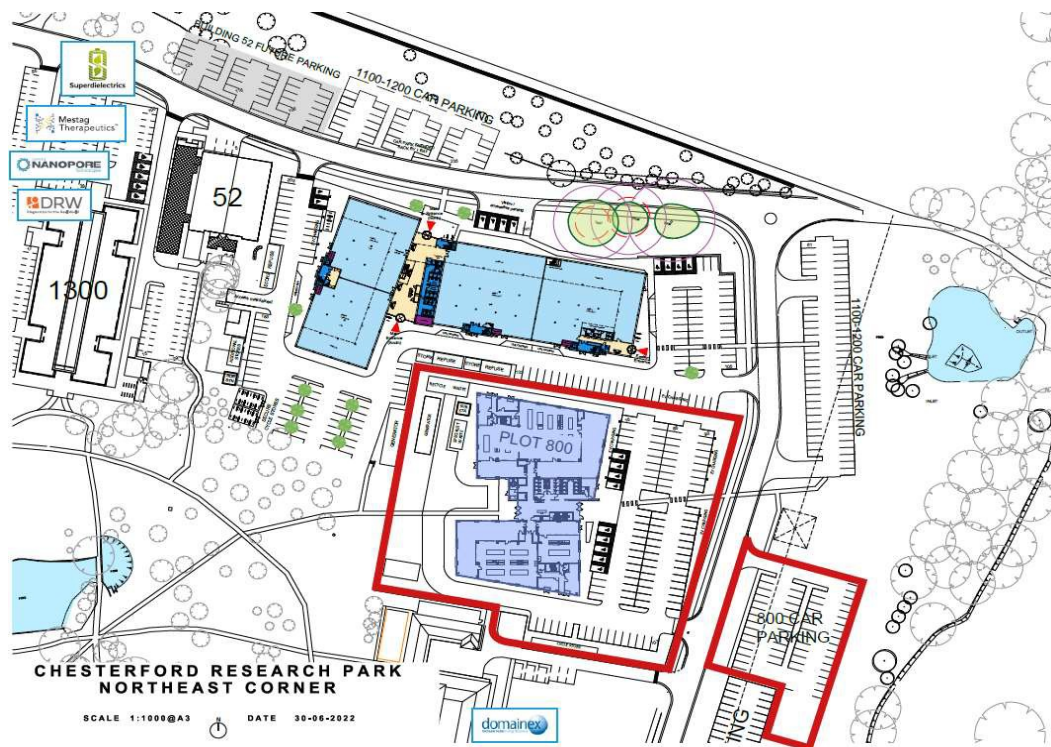
majority of which has been pre-let), set against current named demand of 1m sq.ft for laboratory accommodation.

- In addition to providing attractive returns, development at Chesterford Park increases the critical mass of the park and further establishes it as one of Cambridge's premier Life Science estates. Furthermore, additional development will have a positive effect on the current non-recoverable service charge and drive expenditure (and reduce losses) in The Nucleus (the central facilities building).
- Rents are assumed at £58.50psf (with rents on competing parks having achieved £65psf) and an assumed yield of 5% (supported by CBRE and with yields for similar fitted up and let multi-let laboratory buildings on the Park currently being valued at 4.5%).
- The rental income would be £3,244,878 per annum when fully let. Assuming this is achieved, the value of the asset post completion would be circa £8 million higher than construction cost.
- Due to the quality of the scheme to be delivered and the strong market dynamics, our leasing advisers are confident in achieving market leading rents and pre-letting a significant part of the building. Void assumptions are at 6 months post PC however we believe that a significant proportion of the building will be let by PC. Various existing Park occupiers have already expressed interest in taking expansion space in the building and regularly seek update on progress/timing.
- The scheme has ESG embedded into the design and is targeting BREEAM Excellent.

Chesterford Research Park

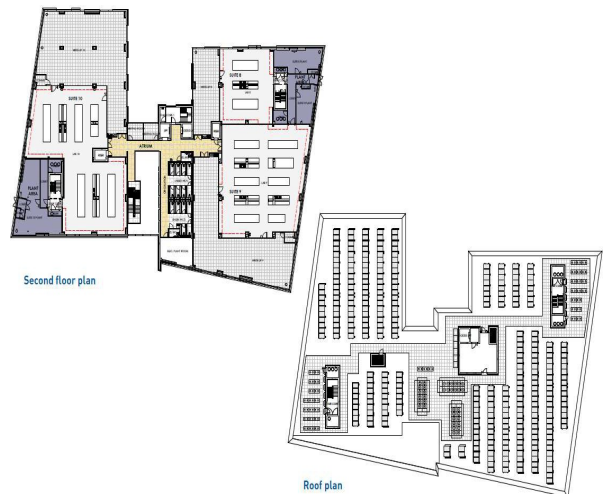
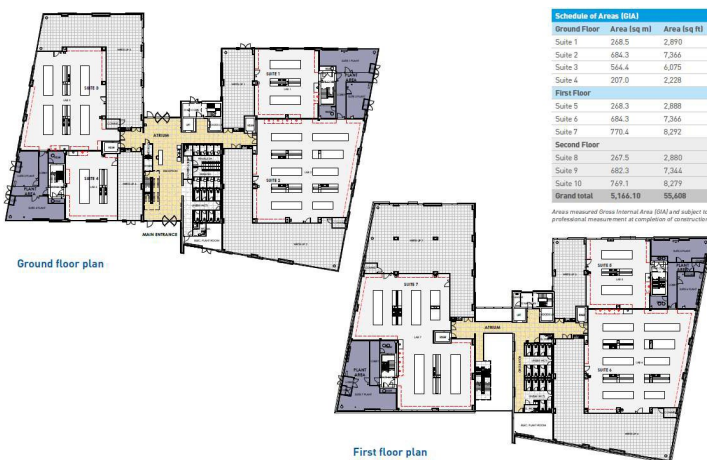
- Chesterford Research Park is a leading Cambridge Life Science park at the centre of the Cambridge cluster. The cluster is increasingly being centred on Science Parks south of Cambridge and include Chesterford Research Park, Cambridge BioMedical Campus, Granta Park, Wellcome Trust's Sanger Institute and the Babraham Institute. The proximity to Cambridge should see the Park continue to perform well, and the abundance of development land at Chesterford allows significant development opportunity.
- Since its inception as a Science Park in 2000, 240,000 sq.ft. of specialist space has been constructed to create a leading research centre.
- The Park currently comprises 335,000 sq.ft. (lettable GIA) of modern, purpose built R&D and office accommodation in 11 main buildings.
- The Park also benefits from an agreed planning Masterplan for 273,000 sq.ft. of additional research and development accommodation, with potential planning support for a further 412,000 sq.ft. which combined would result in a park estate of 1.02 million sq.ft. Development would be progressed in 21 development plots situated around the Park.

The proposed Scheme



- The development will provide a total of 55,468 sq ft (NIA) laid out over ground and two upper floors.
- The ground, first and second floors are for laboratory use and comprise fully fitted suites, to include write up and lab areas with a specification to allow for both biology and chemistry uses, as well as dry capabilities. The specification matches the industry recognised CL2 Wet Lab Standard.
- Each lab is designed to have the capability for two extraction fume hoods with the base M&E having flexibility for tenants to install additional should they choose.
- The building is served by 8 showers, 36 gender neutral superloos (plus dedicated disabled facilities on each floor), a passenger and goods lift with a rear service entrance for the delivery of laboratory supplies.
- Communal meeting rooms are located on the 2nd floor.
- High-efficiency electric VRF units (reversible heat pumps) will be installed to meet 100% of space heating and space cooling demands.
- Optimised AHU specific fan powers and effective ventilation heat recovery (incl. to laboratory extract) have been specified.
- High-efficiency internal and external lighting design.
- A significant 400m² of roof-mounted Photovoltaic Panels.
- The building will be provided with a minimum of 169 external car parking spaces, 18 of which will be Electric Vehicle charging points (14 standard EV spaces and 4 Accessible EV spaces).

- The development has been designed wholly in accordance with the AIRE Sustainable Design Brief.
- The development is fossil fuel free as the building is 100% electrically powered.
- The scheme is targeting an EPC A rating, BREEAM Excellent and is to be WELL enabled.
- The scheme is also targeting Embodied Carbon and Energy Use Intensity figures within the Best Practice targets of the AIRE Sustainable Design Brief as below:
 - Achieve an Energy Usage Intensity (EUI) of < 500 kWh/m² with an aspirational target of < 300 kWh/m². The Stage 4 design achieves 250 kWh/m².
 - Target an embodied carbon intensity of < 600 kg CO₂/m² with a maximum allowance of 1000 kgCO₂/m². The Stage 4 design achieves 565 kgCO₂/m².



Timetable

- Assumed Joint Venture Board Approval and Individual Investor Approval – End of August 2023.
- Assumed Building Contract Award date – 1 September 2023.
- Site mobilisation / enabling works – 8 September 2023.
- Main contract works commencement – November 2023.
- Internal Fit-out complete – 21 March 2025.
- External works complete – 1 May 2025.
- Practical Completion – 14 May 2025.

SWOT Analysis

<p>Strengths</p> <ul style="list-style-type: none"> • Inside the prestigious Cambridge Science BioCluster on the favoured south side of the city. • Strong amenity offering in the Nucleus building with bar, gym, restaurant and meeting room facilities. • Broad tenant mix with offering spread between incubator space to large headquarter buildings. • Efficient fitted laboratory suites with ancillary write up area. • New development designed fully in accordance with AIRE Sustainable Design Brief meaning 100% fossil fuel free, EPC A, BREEAM Excellent and Good Practice Energy in Use and Embodied Carbon targets contribute to a highly specified product driving appeal to target occupiers. • Restricted supply environment and robust tenant demand for similar product creating strong pre-let demand and limited competition. • Established park team with on-site staff, asset manager and development manager in place for 10 years. • Elements of infrastructure already in place including electricity reservation to allow full development of the park. 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Further critical mass is required on the park to improve tenant mix, tenant offer such as nursery facilities or residential accommodation that are provided on Granta Park and other larger schemes. • Nucleus and transport running costs are subsidised by the Park owner. • Life Science buildings in their nature require high electricity usage and are not the most efficient buildings.
<p>Opportunities</p> <ul style="list-style-type: none"> • Potential to expand the Park further to a total size in excess of 1 million sq ft of R&D or obtain alternative uses for the 259 acre land holding. • Bring forward further speculative development to offer 'grow on' space for companies expanding from the Science Village. • Reduction of non-recoverable costs through development of Plot 800 and further plots. • Expand amenity offer through critical mass and development of new plots. • ERVs are underwritten at £58.50psf, however our agents are advising rents could reach £65psf at completion. • The Solar Park provides the opportunity to create green electricity on-site to power B800 and reduce non-recoverable costs on the Nucleus. 	<p>Threats</p> <ul style="list-style-type: none"> • Costs during the development period Mitigant – A Fixed Price D&B Contract has been agreed achieving 99% price fixity with Provisional Sums in the Building Contract totalling circa £300,000. • Surrounding development competition from other Science and Research Parks Mitigant – Create best in class buildings with added benefits such as the solar farm. • Tenant Corporate Activity. Mergers and acquisitions are prevalent in the R&D sector which can result in opportunity and threats.

Solar Farm – Funding request - £2,238,800

The full solar farm will be delivered in two phases and this funding request is for phase one only. In addition to the development of the farm itself, there is an element of infrastructure upgrade works to the private electrical ring to enable the use by core buildings of the electricity generated.

Background

The addition of renewable electric power to Chesterford Research Park contributes to the overall renewable energy requirements of the country as we move towards a clean energy future.

The primary role of Chesterford Research Park is as a biotech / science-based park and the Solar Green Energy Hub is being provided to facilitate the development of the park, not simply as a means of supplying electricity. The Solar Green Energy Hub must work together with the development of the park buildings to provide a significant contribution to the on-site renewable energy provision required by planning and building regulations. It will also provide a key USP for the Park in terms of marketing against similar life science parks.

There is a need to generate our own electricity on site due to the difficulties of providing enough on plot renewable power (through the national grid) to meet the planning and building regulation requirements along with the rising need for Electric Vehicle charging. Electric Vehicle charging also has the effect of draining mains grid supplied power from future building development on the park, thus potentially reducing the growth of the Park, this solar farm will help to reduce that risk.

Project Scope

Phase 1 has a total panel area of circa 1,500m² which equates to 3,060 individual PV cells, which are set out in 85 PV tables, with each table consisting of cells in a 9x4 grid formation. Planning permission has been obtained.

As well as the building of the solar farm and battery storage there will be the following infrastructure works:

- New High Voltage ring main cabling & associated works to Green Energy Hub.
- New High Voltage substation to north car park and resurfacing the existing car park.
- Installation of EV chargers to North Car Park; comprising 2nr 150kw chargers, 2nr 75kw chargers and 6nr 22kw chargers.
- Increase number of EV chargers at Nucleus utilising existing electrical capacity, comprising 1nr 75kw charger and 6nr 22kw chargers and associated LV cabling works.

The upgrading of the above Electrical Infrastructure enables the Green Energy Hub to supply renewable energy to the following buildings:

- The Mansion House
- Building 60
- Science Village
- Building 52
- Building 800 (when complete)

Timetable

- July 2023: Board approval for phase 1.
- August 2023: Aspire and Aviva funding approved
- September - December 2023: Construction lead-in and Discharge of remaining Pre-Commencement Planning Conditions.
- January 2024: Construction commencement.
- May 2024: Construction completion.

Payback period

Based on current forecasts the payback period for the solar farm investment is 8.5 years.

Basis of Loan of £21,060,000

The main element of this loan request is for the construction of Building 800. During the construction phase there will obviously be no income received, and when a new tenant takes occupation there is almost always a period of rent free for the tenant (a 10 year lease would normally attract a six to nine month rent free period). The directors would therefore request that the loans are provided on an interest free basis until 1 April 2026 to cover the construction period and rent free periods for new tenants. The directors understand and agree that the cost of this provision will be rolled into subsequent years.

I trust the information contained within this document is sufficient to enable you to recommend the loans to Full Council in August 2023.

Yours sincerely



Adrian Webb

Director

Signed on behalf of the Board

11 August 2023