

06 November 2013

Special Council

You are invited to attend a Special Meeting of the Council to be held in the Council Chamber, Town Hall, Chorley on **Monday, 11th November 2013 commencing at 7.30 pm.**

AGENDA

1. **Apologies for absence**

2. **Declarations of Any Interests**

Members are reminded of their responsibility to declare any pecuniary interest in respect of matters contained in this agenda.

If you have a pecuniary interest you must withdraw from the meeting. Normally you should leave the room before the business starts to be discussed. You do, however, have the same right to speak as a member of the public and may remain in the room to enable you to exercise that right and then leave immediately. In either case you must not seek to improperly influence a decision on the matter.

3. **Exclusion of the Public and Press**

To consider the exclusion of the press and public for the following items of business on the ground that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act.

4. **Report and Recommendations of the Market Walk Steering Committee on the Potential Purchase of Market Walk Shopping Centre (Pages 5 - 22)**

Members are asked to consider a report of the Market Walk Steering Committee with their recommendations and detailed background information regarding the potential purchase of Market Walk Shopping Centre.

The Market Walk Steering Committee met on Monday 4 November to make final recommendations.

- a) **Minutes of the Market Walk Steering Committee held on 28 September 2013 (Pages 23 - 28)**

- b) Minutes of the Market Walk Steering Committee held on 14 October 2013 (Pages 29 - 32)
- c) Minutes of the Market Walk Steering Committee held on 4 November 2013 (Pages 33 - 38)

VALUATION AND SUPPORTING DOCUMENTS

- d) Valuation Report (Pages 39 - 112)
- e) Building Surveyors Report (Pages 113 - 136)
- f) Environmental Surveys (Pages 137 - 150)
URS Environmental Peer Review – November 2013.
- g) Legal Reports (Pages 151 - 152)
Summary Sheet.
- h) Retail Report (Pages 153 - 162)

OTHER SUPPORTING INFORMATION

- i) LCC Advice on Potential Purchase of Market Walk including Financing Options (Pages 163 - 192)
- j) Illustrative Cashflow Analysis (Pages 193 - 196)

MANAGEMENT BACKGROUND INFORMATION

- k) Future management of the Market Walk Shopping Centre (Pages 197 - 214)

OTHER BACKGROUND INFORMATION (ONLY AVAILABLE ELECTRONICALLY)

- l) Town Centre Masterplan Baseline Report - Deloitte
- m) Building Surveyors Report - appendices to item 4e above
- n) Environmental Surveys - background documents to 4f above
 - i. WSP Environmental Desk Study 2011
 - ii. WSP Environmental Assessment 2011
 - iii. WSP Desk Study Environmental Assessment 2013
 - iv. Frank Knight Building Survey Report 2011
- o) Legal Reports - background documents to 4g above
 - i. Hill Dickinson Report to Client 2013
 - ii. Attachments for the Requisitions on Title
 - iii. Requisitions on Title Attachments
 - iv. Market Walk Tenant Handbook
 - v. Market Walk Occupiers Manual
 - vi. Market Walk Major Incident Plan and Emergency Procedures
 - vii. WSP Reliance Letter
 - viii. Sitecheck Assessment

Yours sincerely



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Distribution

1. To all Members of the Council.
2. Agenda and reports to Gary Hall (Chief Executive), Lesley-Ann Fenton (Director of Partnerships, Planning and Policy), Jamie Carson (Director of People and Places), Chris Moister (Head of Governance) and Carol Russell (Democratic Services Manager) for attendance.

If you need this information in a different format, such as larger print or translation, please get in touch on 515151 or chorley.gov.uk