

Cllr Fullam: Where would the significant investment for the next phase of Exeter Science Park growth be sought?

Investment will be sought from the private sector for the next phase of growth at Exeter Science Park.

Councillor Moore: clarification on whether consideration would be given by the Council to using the 6 residential units in the Guildhall Shopping Centre for other council housing purposes (e.g. temporary accommodation).

The 6 residential units are subject to a 10 year lease to ECL which expires 10 May 2032 and the properties are let with assured shorthold tenancies (ASTs). ECL have the overriding lease so that it is possible for the tenancies to remain ASTs rather than secure tenancies. No changes are currently proposed until the lease expires.

Councillor M Mitchell: Why is Exeter Science Park's lease commitments are reported at £1.240m in 25/26, reducing to £0.959m in 26/27 and £2.428m for periods of 1/4/25 (page 195).

The figures represent the total contracted rent payable for ESPL under all current ongoing leases as at 31st March 2025. The figures in each year differ because of the different length of leases. The first 12 months figure is higher than the second because some leases are only 12 months duration (and therefore there is no contracted rent/lease commitment for the second year). The figure for periods after April 27 is higher as a number of leases are long term and this final category captures all remaining rent due outside of the first and second years (25/26 & 26/27) which can be substantial given some leases are for 5 years more.