

Appendix O

Response from GE Real Estate Clients: Wheatsheaf Walk and 33-39 Moor Street on 6 June 2013

From: Mike Channing [mailto:mchanning@cordatus-re.com]
Sent: 06 June 2013 14:45
To: Charlson, Paul
Subject: Ormskirk - Proposed EMRO

Dear Mr Charlson

I write on behalf of my client, GE Real Estate, the owners of two significant property holdings in Ormskirk. The two ownerships are the Wheatsheaf Walk shopping arcade, which includes a number of retail units in Burscough Street and the retail parade at 33-39 Moor Street which includes the B&M to the rear on Railway Road. We act as asset managers for these two property holdings and are very aware of the difficulties facing our client's tenants in these difficult economic times.

I understand that consideration is being given to granting an EMRO for Ormskirk town centre. I consider this proposal to be unnecessary and also extremely unhelpful to the interests of Ormskirk as a place to visit, to shop, to relax and to enjoy, particularly when the town is already, in my view, struggling to maintain its attractions as a retail and leisure destination.

Ormskirk is an attractive market town with a good and complementary mix of retail and leisure uses with representation from national, regional and local occupiers – but there are an increasing number of void retail and A3 units in the town centre and anything that will potentially restrict the already difficult letting and occupational market in Ormskirk should be strongly resisted. The UK is going through an almost unprecedented economic downturn and any additional unnecessary administrative measures that further hamper the ability of businesses to trade cannot be good for the continued overall health and vitality of the town centre.

The financial viability of our client's tenants and their desire to trade in Ormskirk- notably the Green Room and the Mustard Club on Moor Street and subject to licensing, JD Wetherspoon in Wheatsheaf Walk – will be seriously adversely affected by this proposal and I am concerned that my client will potentially lose tenants through bankruptcy following failure of current business models that are in survival mode. Such business failures will only lead to further voids in the town centre and we could see a spiral of decline from which Ormskirk never recovers.

If an EMRO is granted I consider that we will see increased difficulty in the letting of properties in the town with such restrictive and prohibitive legislation in place. Similarly both property investors and occupiers will see Ormskirk as a town to avoid and simply seek alternative opportunities that are not so restrictive. It is likely that there will be damage to the value of my client's portfolio due to the stigma attached to a town which is perceived to require such drastic measures to combat anti-social problems – particularly when there is no such problem in reality.

The attached committee report clearly outlines the lack of legal support for this process and notes that EMRO's are "a weapon of last resort" and that a town should have "exhausted all other options before

considering an EMRO". I understand that the Police are not supportive of this process and have publicly stated the crime statistics are not there to justify such a process.

The Licensing Authorities have had other existing powers at their disposal to combat potential issues, but far from being treated as a last resort, it seems that the EMRO is in this case being proposed as a starting point.

In my view, Ormskirk has far more pressing issues – such as the need to maintain the vitality and mix of occupiers to continue to maintain the town as an attractive destination for the public.

Yours sincerely,

Mike Channing

Director

Cordatus Real Estate Limited



T +44 (0) 131 240 1473

M +44 (0) 7928 702791

Email: mchanning@cordatus-re.com

www.cordatus-re.com

6 Walker Street Edinburgh EH3 7LA | T +44 (0) 131 240 1470

17 Savile Row London W1S 3PN | T +44 (0) 207 758 0411

5 Mansell Street Stratford upon Avon CV37 6NR | T +44 (0) 1789 262840

Cordatus Real Estate Limited. Registered No. SC419676. Registered Office – Excel House, 30 Sempie Street Edinburgh EH3 8BL. Registered in Scotland

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this e-mail in error please notify the originator of the message. Any views expressed in this message are those of the individual sender, except where the sender specifies and with authority, states them to be the views of Cordatus Real Estate Limited