

**Egyptian Halls, 84-100 Union Street (Ward 10) – Preferred developer approved
– Authority to the Executive Director of Neighbourhoods, Regeneration and
Sustainability.**

9 With reference to the minutes of 6th February 2025 (Print 6, page 81) approving the investigation of the use of Compulsory Purchase Order (CPO) powers in respect of the Egyptian Halls, 84-100 Union Street together with approval to seek proposals for the repair, repurposing and future active reuse of the property, there was submitted a report by the Executive Director of Neighbourhoods, Regeneration and Sustainability seeking approval of a preferred developer for the repair, repurposing and future active re-use of Egyptian Halls 84-100 Union Street (Ward 10), advising that

- (1) the Council had begun a marketing process via Ryden that invited proposals from the open market for the repair, repurposing and re-use of the property;
- (2) as part of the process, an updated structural fabric condition survey had been undertaken and an associated digital survey laser scanning of the property was carried out with reports being provided to the Council in May and June 2025, with the full survey information being made available to all interested parties, and that the survey had also enabled the Council to note defects in the property;
- (3) following the procurement process, the Council had selected Ryden to act as an agent to facilitate the marketing of the opportunity on the open market and that marketing had commenced on 24th July 2025 with a closing date of 17th October 2025;
- (4) Ryden had received over 20 notes of interest asking for access to the data room where relevant information, including a development brief, had been made available; and
- (5) of the next steps in the process, as detailed in the report.

After consideration, the committee

- (a) noted the report and the outcome of the marketing process and evaluation of submissions;
- (b) approved the appointment of Ediston as the preferred developer in connection with the redevelopment of the Egyptian Halls 84-100 Union Street (Ward 10); and
- (c) authorised the Executive Director of Neighbourhoods, Regeneration and Sustainability to negotiate to enter into negotiations with the preferred developer to agree terms for a back-to-back CPO agreement and to continue investigating the use of CPO powers.