

**Regeneration Opportunities**  
**Comments of Overview & Scrutiny Panel (Performance & Growth)**

- 3.2 The Overview & Scrutiny (Performance & Growth) Panel discussed the report at its meeting on 8th July 2025.
- 3.3 Councillor Jennings was pleased Capital & Centric (C&C) has a proven track record and sought clarification as to what the Council are entering into, is it providing the £1 million from the reserves immediately or are they recommending moving onto the next stages, then come back to the Panel when they are ready to commit the £1 million.
- 3.4 Councillor Jennings asked if this issue would be going onto Full Council due to the level of expenditure out of reserves as it is outside of the budget cycle.
- 3.5 Councillor Taylor expressed her concerns, highlighting that the company were met at the UKREiiF, but the Council has not sought anyone else. She acknowledged their impressive track record but wonders why the funds from the reserves of £1 million is being given to a private company when this could be spent on the Council's own assets, referencing St Neots as an example.
- 3.6 Councillor Gleadow acknowledged the track record of the proposed company but reflected that it very urban based and not market or conservation areas. She asked if they had experience in a similar region.
- 3.7 Councillor Chapman asked what this project will do that other reports such as the Inner Circle or Charter has not done. He commented that there was a lot of work regarding what can be done but nothing is being delivered. He expressed his support of Councillor Taylor's comments and asked why the money cannot be spent on implementing projects that are already in the pipeline.
- 3.8 Councillor Martin confirmed that he has been researching C&C since UKREiiF and expresses his enthusiasm for regeneration in this way, though not necessarily this business case. He referenced Councillor Taylor's comments regarding paying a private company but confirms that the benefit to the community from the projects they have already completed was greater than the money they had put in, using a ratio cost benefit of 1:3.5. He expressed his pleasure from photos seen of the works that have been done that emulate the styles of the existing structures. He expressed his concerns about the proposal and would like to see how this will look and how this will fit in with the regeneration of the market towns and how this can be utilised to improve those areas.

- 3.9 Councillor Taylor expressed her support of Councillor Martin's findings of C&C's past projects. Her concern stems from the business plan and how it could affect our residents, using the regeneration of St Neots as an example and the difficulties this presented. She urges the Council to engage with residents through this process as it can be controversial and sought further clarification as to why C&C want to work with the Council and why they need our funds.
- 3.10 Councillor Gleadow reiterated the need for huge local engagement for it to succeed and considers this a reasonable proposal.
- 3.11 Following the discussion, the Panel were informed that their comments would be added to the Cabinet report in order for an informed decision to be made on the report recommendations.