

**Kingsgate Property Investment Fund – Loan Extension**

<b>Meeting:</b>	Cabinet
<b>Date:</b>	10th June 2025
<b>Cabinet Member</b> (if applicable)	Cllr Graham Turner
<b>Key Decision Eligible for Call In</b>	Yes Yes
<b>Purpose of Report</b>  To request a one year extension of the previously approved Property Investment Fund loan for the Kingsgate centre.	
<b>Recommendations</b> <ul style="list-style-type: none"> <li>• That Cabinet agrees to an extension of the loan from the Property Investment Fund, previously given for the remodelling of the Kingsgate Centre, for a period of one year until July 2026, in accordance with the details set out in the private appendix.</li> <li>• That the Service Director Legal, Governance and Commissioning be given delegated authority to enter into any documentation required to agree the extension of the Property Investment Fund loan and to protect the Council’s position as lender.</li> </ul>	
<b>Reasons for Recommendations</b> <ul style="list-style-type: none"> <li>• To support the Huddersfield Blueprint vision for the continued revitalisation of Huddersfield Town Centre.</li> </ul>	
<b>Resource Implications:</b>  (Refer to private appendix)	
<b>Date signed off by <u>Executive Director</u> &amp; name</b>  <b>Is it also signed off by the Service Director for Finance?</b>  <b>Is it also signed off by the Service Director for Legal Governance and Commissioning (Monitoring Officer)?</b>	David Shepherd (23/05/25)  Kevin Mulvaney (23/05/25)  Samantha Lawton (22/05/25)

**Electoral wards affected:** Newsome

**Ward councillors consulted:** Not applicable

**Public or private:** Public report with a private appendix

Reason for private appendix – Contains information relating to the financial or business affairs of any particular person (including the authority holding that information).

**Has GDPR been considered? Yes**

## **1. Executive Summary**

Cabinet are requested to extend the loan for Kingsgate, previously agreed by Cabinet in 2021, from the Property Investment Fund. The loan extension request is for one year, until July 2026.

## **2. Information required to take a decision**

Full Council at its meeting held on 15 November 2017, agreed to support the creation of a Property Investment Fund (PIF) of £25m, the intention of which was to allow the Council to support redevelopment schemes with loan funding. Such schemes would be focussed on supporting proposals which provided wider benefits to support the Council's regeneration objectives. Loan funding would be provided on equivalent commercial terms on a scheme by scheme basis, that would ensure the Council at least covered its own cost of borrowing inclusive of an appropriate risk contingency. The nature of the PIF means that the Council would be prepared to fund priority capital schemes that meet wider strategic regeneration benefits in a way which a purely commercial lender may not be prepared to do as part of their overall risk assessment of proposals.

Cabinet previously approved a request for a PIF loan for the Kingsgate centre in 2019 and reconfirmed this in 2021. The loan was agreed to support a scheme to remodel the Kingsgate shopping centre to provide a cinema, food and leisure facilities within the former House of Fraser unit.

The remodelling scheme has now been delivered, and the Light cinema and leisure complex opened to the public on 11<sup>th</sup> April 2025.

The Kingsgate Centre is a key focus of the retail offer for Huddersfield Town Centre and the remodelling to bring the Light to Huddersfield is a key part in the delivery of the Blueprint vision for the revitalisation of Huddersfield town centre.

## **3. Implications for the Council**

### **3.1 Council Plan**

**Thriving People and Communities** – Having a vibrant town centre is a key part of having a safe and flourishing community. The investment in Kingsgate supports the wider health of the town centre, the Huddersfield Blueprint and increases the number of people in the town centre, which in turns supports other businesses.

**Local Economic Growth** – investment in the Kingsgate centre has created jobs for local people, and will help to support and sustain existing retail businesses in Kingsgate and the wider town centre by providing a reason for people to visit.

### **3.2 Financial Implications**

The financial implications are set out in the private appendix to this report.

### **3.3 Legal Implications**

The legal implications are set out in the private appendix to this report.

### **3.4 Climate Change and Air Quality**

The Kingsgate Centre is in a sustainable location in the town centre, which can be accessed via public transport, avoiding the need for customers to travel to out of town locations by car.

As part of the Huddersfield Blueprint vision of developing living town centres, it's sustainability will be increased by the proposed development of residential uses within the town centre, which will enable people to live, shop and enjoy leisure opportunities without relying on the car for transportation.

It has been more energy efficient to redevelop the existing centre for leisure use, than start a brand new development with the associated call on construction materials.

### **3.5 Other (eg Risk, Integrated Impact Assessment or Human Resources)**

Any loan represents a risk to some degree.

## **4. Consultation**

Consultation has taken place with other relevant parties. The detail of this is provided in the private appendix.

## **5. Engagement**

Not applicable.

## **6. Options**

The options considered are set out in the private appendix.

## **7. Next steps and timelines**

If Cabinet agree to extend the loan, the next steps will be to update the legal documents prior to the current loan expiry date of July 2025.

The loan will then run until July 2026.

## **8. Contact officer**

Liz Jefferson  
Acting Head of Housing Growth  
[liz.jefferson@kirklees.gov.uk](mailto:liz.jefferson@kirklees.gov.uk)

## **9. Background Papers and History of Decisions**

Full Council – 15<sup>th</sup> November 2017  
[Decisions 15th-Nov-2017 17.30 Council.pdf](#)

Cabinet 22 January 2019 -  
<https://democracy.kirklees.gov.uk/documents/s26744/Item%2016%20CAB%20-%2019%20-%20002%20b%20-%20190110%20Kingsgate%20Cabinet%20Cabinet%20report%20public%20rep.pdf>

Cabinet 19 January 2021 -  
<https://democracy.kirklees.gov.uk/documents/g6593/Public%20reports%20pack%2019th-Jan-2021%2015.00%20Cabinet.pdf?T=10>

Cabinet 9 July 2024  
[Decisions 09th-Jul-2024 13.30 Cabinet.pdf](#)

## **10. Appendices**

Private appendix

## **11. Service Director responsible**

Joanne Bartholomew  
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