

# Paper Petition Details

## Britwell Regeneration – Costcutter, 47 Wentworth Avenue, Britwell, Slough

We here at **Costcutter**, 47 Wentworth Avenue, Britwell, Slough have been serving the Britwell community for over 25 years. We feel we have formed a strong and solid bond within the community and we also like to think that our customers feel the same way too. Hence why we naturally assumed we would be part of the Britwell regeneration programme, but unfortunately this is not the case and as a result at present time we have not been allocated a shop within the new regenerated complex. So now we are calling upon our customers to please sign our petition and hopefully with your signatures and assistance we can continue to provide you with our service. Thank you.

**This petition was received on 9<sup>th</sup> June, 2014.**

**This petition was passed to the Project Manager on 10<sup>th</sup> June, 2014.**

**This petition was responded to by the Project Manager on 8<sup>th</sup> July, 2014.**

### Final Results

<b>Number of Signatures</b>	<b>546</b>
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### Council Response

When Countryside commenced the Design Process there were only two convenience retailers at the Wentworth Avenue Parade, Co-op & Costcutter. The Nisa Local opened after the masterplan design had been created. The principles of the design have always been one Foodstore as anchor of the new Kennedy Parade and one standalone Foodstore unit as a second anchor on Wentworth Avenue. The Co-op stated that they were only prepared to become anchor tenant of the new Kennedy Parade, if they were granted exclusivity to be the only Foodstore retailer. This was incorporated into the lease, therefore legally there cannot be another Foodstore retailer at Kennedy Parade.

Therefore the Wentworth Avenue Standalone unit was the only Foodstore retail unit available for Costcutter & Nisa. Countryside received substantial interest in this Standalone unit from national Foodstore operators at rental levels in excess of those that were being discussed with Costcutter & Nisa; however, it was decided that Costcutter and Nisa as existing retailers should be offered 'first refusal' in respect of the standalone unit. Both Costcutter and Nisa expressed an interest in first leasing (on exactly the same lease terms) and then at a later date both stated that they wished to purchase the Standalone Retail Unit on Wentworth Avenue. In order to quickly and fairly draw matters to a conclusion both parties were invited (on the same date) to present in writing by a set date their 'best bid' for the Freehold of the Standalone Retail Unit; Costcutter were not successful in the bid process. It is a reasonable assumption considering the level of external Foodstore interest received in the Standalone Retail unit to reason that if the bidding process had been opened to the open market both Costcutter & Nisa would have been outbid by a new Foodstore operator.