



## PROPITEER

Fletton Quays Hotel Limited

Peterborough City Council  
Town Hall  
Bridge Street  
Peterborough  
PE1 1HF

31<sup>st</sup> January 2022

Dear Carole,

Following our ongoing discussions to date, I write to formally request an extension to the £15m Facility Agreement dated 1<sup>st</sup> May 2020, provided by Peterborough City Council to Fletton Quays Hotel Limited.

As per the agreement, the facility is due for repayment 24 months after the date of first utilisation. This would be the 30<sup>th</sup> April 2022.

Due to the factors listed below the Hilton Garden Inn hotel will not be complete until November 2022, and it therefore would be extremely difficult to refinance mid-build. We request that the facility term be extended to 31<sup>st</sup> March 2023, thus still falling within the same financial year but allowing for Practical Completion of the project and suitable time for refinancing post completion.

The global Covid pandemic has clearly created many issues across virtually all sectors of the economy, with hotels and construction far from immune. Some of the impacts causing the delay include:

- Unable to start the project in March 2020 as planned due to lockdown, started on site in mid-July 2020.
- Further full lockdowns limiting site activity during their durations.
- Significant on-site labour impact of positive tests and self-isolation within the workforce.
- UK wide shortages of key building materials at various times including cement and plasterboard seriously impacting programme.
- Sub-contractors also unable to source materials and impacted by labour pressures. One example is the rolled steel which delayed the roof by a month alone due to industry scale shortages.
- Cyclical repeats of the above during the various waves of the pandemic.

Propiteer have worked closely with Peterborough City Council to deliver a Hilton Garden Inn which we can all be proud of. Your support has been greatly appreciated to date and we are hopeful that this will continue to completion of the project and beyond.

Yours Sincerely,

Mike Aspinall  
Director

Web: [www.propiteer.com](http://www.propiteer.com)