

Teignbridge District Council
Full Council
17 November 2022
Part i

Future High Street Fund project – Cinema market report

Purpose of Report

To provide Members with information requested by Council to ‘engage consultants who specialise in cinemas and the night-time economy in the South-West as a whole in order to establish how viable a new four screen cinema is.’

Recommendation(s)

The Committee RESOLVES to:

- (1) Note the content of the report

Report Author

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Executive Member

Cllr Nina Jeffries, Executive Members for Economy & Jobs

Appendices/Background Papers

Appendices

- 1 Newton Abbot Cinema Report by Entertainment Solution Services

Background papers

1. [Agenda for Full Council on Tuesday, 6th September, 2022, 10.00 am - Teignbridge District Council](#) – Additional funding request for cinema, September 2022

1. Overview

- 1.1. At Full Council on 6 September 2022 members requested that officers ‘engage consultants who specialise in cinemas and the night-time economy in the South-West as a whole in order to establish how viable a new four screen cinema is.’

- 1.2. The report attached as Appendix 1 to this report sets out the findings of the research by Entertainment Solution Services.
- 1.3. In summary, it can be noted that there are good fundamentals supporting a proposed new four screen cinema at Market Walk, Newton Abbot, most notable a lack of high-quality competing cinemas within a 12-mile radius and a very constrained development pipeline.
- 1.4. Whilst the wider cinema market is still suffering from the impact of the Pandemic lockdowns affecting both new releases and attendance levels, there is a future for cinema in the UK, particularly for the smaller boutique offer sitting alongside a range of quality food and drinks outlets in Town Centre locations.
- 1.5. Despite a difficult short term economic outlook, the general cinema market is expected to have recovered by 2025, albeit the pre-2019 highs may never return.
- 1.6. With a trend towards fewer but bigger productions, cinema operators will need to diversify their programming, and this necessitates a minimum of four screens to provide sufficient flexibility. Having scrutinised the project's specific costs, programme, and commercial terms it is considered commercially viable over the duration of its 30-year proposed lease term.
- 1.7. Whilst the larger cinema chains have suffered, the location and size of operation would be of interest to a number of smaller cinema operators, particularly as the film market stabilises and provides access to more regular content.
- 1.8. The author of the report will present the findings and answer questions at the Council meeting.