

UPDATE

For Committee Meeting to be held on 23 October 2012

P/12/0299/FP

PARK GATE

COLDEAST HOSPITAL, BRIDGE ROAD, SARISBURY GREEN, SOUTHAMPTON, SO31 7FN

1. A revised Ecological Management Plan has been submitted and is with the Council's Ecologist for comment.
2. Confirmation has been received from the developer that the tenure split for the general needs affordable housing would be provided at 65:35 (affordable rented: shared ownership) in accordance with the Council's adopted policy. The sheltered accommodation is to be considered as a special case and would be provided at 100% affordable rented housing.

In relation to the size of the units, the HCA are closely involved with the delivery of this particular scheme and none of the Council's partner registered providers have raised any concerns.

In light of the above, The Director of Community and Streetscene (Strategic Housing) supports the proposal.

3. A letter dated 18 October 2012 has been received from Bruce Voss, Area Manager, Homes and Community Agency (HCA) explaining how both HCA and Miller Homes are committed to achieving a shared objective of bringing the Mansion House back into use to generate local jobs and preserve the building's heritage. The letter is attached for Members' information.

In light of this, the legal instructions under (g) of the committee report should secure the following:

- I. payment of a financial bond in the event that the developer and the HCA default on the yearly condition surveys of the building; and
- II. the details of the marketing of the building to be agreed with the Council.



Mr Richard Jolley
Director of Planning/Environment
Fareham Borough Council
Civic Offices
Civic Way
Fareham
Hampshire
PO14 3AF

18 October 2012

Dear Richard

RE: COLDEAST, PHASE 2 - PLANNING REF P/12/0299/FP

I am following up on our correspondence in respect of Phase 2 at Coldeast to confirm the steps that HCA and our development partner Miller Homes will take to bring the Mansion House back into use. We are of course working in the context of the objectives we have agreed with the Council – to generate employment and use the building in a way that is sympathetic to its heritage.

- 1) Our primary objective currently is to secure the investment from our preferred developer, Sanguine Hospitality Ltd who have submitted their plans for a hotel and wedding venue, which involves a £3-4m investment in refurbishment. Legal documents are essentially agreed between HCA as the landowner, Sanguine Hospitality and Miller Homes who have undertaken to service the site and carry out some initial works to facilitate the transaction. Sanguine want to await the outcome of the planning process before committing to a legal contract, but their intention remains to commence refurbishment in 2013.
- 2) Miller Homes continue to ensure the building is kept wind and water tight and essential repair/maintenance is undertaken so the building does not deteriorate. Regular condition surveys are carried out which we can supply to the Council, and until the building is developed we will continue with these on an annual basis. Both HCA and Miller will sign up to contractual obligations in this respect in the s106. We understand the Council are concerned that there is some security in place to cover these obligations should both Miller and the HCA default and we are prepared to put in place a bond/money in escrow or similar arrangement for £250,000 to cover these obligations.
- 3) Hopefully the Sanguine investment will proceed, but if it does not HCA and Miller Homes will undertake to market the Mansion House again within 12 months. We will resource an appropriate marketing campaign and make available the same package of support to any purchaser, in terms of providing utility services to the site and accepting a nominal purchase price if that represents the current market value.

I hope you can see from the above that both HCA and Miller Homes are committed to achieving what is a shared objective of bringing this important building back into use to generate local jobs and preserve its heritage.

Kind regards.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Bruce Voss', with a long horizontal stroke extending to the right.

Bruce Voss
Area Manager - Hampshire, Dorset and Isle of Wight team