

Martin Grout
Locum Licensing Officer, Licensing Department
Legal and Democratic Services
Southampton and Eastleigh Licensing Partnership
Southampton City Council
Civic Centre
Southampton
SO14 7LT

27th November 2014

Dear Martin,

RPW Development Update

I write further to your email of the 14th November and to provide you with an update as to current progress on the Royal Pier Waterfront Development.

We continue to be focussed on the delivery of our initial obligations under the Development Agreement, which are principally to move the Red Funnel ferry terminal to the Trafalgar Dock site and to reclaim the land development platform. As you know the land reclamation area will house the commercial development including the casino and other commercial retail, including residential development.

We are reviewing and developing the indicative mix of uses and have started various market discussions. Obviously the Casino needs to dovetail into the scheme in terms of the masterplan and this must be resolved with clarity so that stage 2 applications can be submitted with particularity.

Once the timetable point has been resolved we intend to have structured commercial and masterplan discussions with all interested Stage 1 operators, to ensure we can incorporate their site and commercial requirements. I have asked the design team what they require in terms of additional time, and they have told me that the site detail required is greater than initially anticipated.

We also need to consider what impact, (if any), there may on the Development Agreement initial delivery requirements. In particular there is a key obligation on us to formally consult all the landowners during any design development iterations, (known as the "ratcheted consultation process"), this obligation is time intensive and as such we anticipate requiring additional time up to at least May 2015 to also take into account this consultation process. I will update you if this should fundamentally change.

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I can confirm that additional time would ensure that:

- Robust and high quality proposals are provided that will better inform the Stage 2 scrutiny process and deal with a wide range of matters to a greater degree than is likely to be the case under the current timetable, (and to ensure that the casino aspect of the development is effectively controlled in terms of any clear effective licensing conditions applied to a detailed comprehensive development).
- RPW would have a high degree certainty of being able to fund and deliver agreed regeneration outcomes via the final scheme with the operator selected by the Council's Licensing Panel.
- Each applicant has an equal chance to secure the award of a license.
- The council securing the greatest benefit to the area from its preferred site from the licensing process.

I trust that this provides you with a view on the current progress but please do not hesitate to contact me should you require any further information.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Pram Nayak".

Pram Nayak
Commercial Director,
For and on behalf of RPW Ltd.