



Homes England

30 January 2019

Alan Richards
Southend on Sea Borough Council
Civic Centre
Southend on Sea
SS2 6ER

Dear Alan,

I am writing to confirm that since the transfer of the former East of England Development Agency contingent assets to Homes England comprising 29 Herbert Grove, the Rossi Factory and 1-3 Herbert Grove we have been liaising with the Council in relation to the inclusion of these within the proposed Turnstone redevelopment scheme and I would conform as follows:

- The 17 January Cabinet report and associated documents, in particular Savills's letter of 24 January 2019 reflect the position in relation to HE's interest fairly.
- Homes England has confirmed its support for the proposed development as outlined in the report in its capacity as successor to the East of England Development Agency which funded the acquisitions of 1-3 Herbert Grove, the Rossi Factory and 29 Herbert Grove to support the wider regeneration of the Seaways site and associated job creation and town centre benefits.
- Homes England has agreed to release the restrictive covenants to enable the proposed Seaway Leisure development subject to the Council paying the agreed clawback fee of £166,000 so that the properties can be developed as set out in the report.
- The principles around 1-3 Herbert Grove are agreed with the detail to be settled once the Council's decision is ratified.

With regards

Des Wain

Des Wain

Des Wain FRICS Registered Valuer
Public Sector Land Team

OFFICIAL SENSITIVE - COMMERCIAL