Commercial Investments Appendix 3A

160 Southampton Road (Caphel Nouse) Commercial Purchase In area Regeneration 2011/12 1,386 24 Lower Kortham Road Commercial Purchase In area Regeneration 2011/12 3,720 35 Lohns Commercial Purchase In area Regeneration 2011/12 3,720 35 Lohns Commercial Purchase In area Regeneration 2011/12 3,720 35 Lohns Commercial Purchase In area Regeneration 2011/12 3,720 35 Lohns Commercial Purchase In area Regeneration 2011/13 4,265 4 Twyford Road Commercial Purchase In area Regeneration 2011/13 4,265 4 Twyford Road Commercial Purchase In area Regeneration 2011/13 4,265 4 Twyford Road Commercial Purchase In area Regeneration 2001/10 2,000 4 Ala Commercial Purchase In area Regeneration 2008/10 2,000 5 Ala Commercial Purchase In area Regeneration 2008/10 2,000 5 Ala Commercial Purchase In area Regeneration 2008/10 2,000 6 Ala Commercial Purchase In area Regeneration 2008/10 2,000 7 Ala Commercial Purchase In area Regeneration 2008/10 4,090 7 Ala Commercial Purchase In area Regeneration 2008/10 10,779 7 Ala Commercial Purchase In area Regeneration 2008/10 10,779 7 Ala Commercial Purchase In area Regeneration 2008/10 10,779 7 Ala Commercial Purchase In area Regeneration 2008/10 10,779 7 Ala Commercial Purchase In area Regeneration 2008/10 10,779 7 Ala Commercial Purchase In area Regeneration 2008/10 2,220 7 Ala Commercial Purchase In area Regeneration 2008/10 2,220 7 Ala Commercial Purchase In area Regeneration 2009/10 4,222 8 Ala Commercial Purchase In area Regeneration 2009/11 970 8 Ala Commercial Purchase In area Regeneration 2009/11 970 8 Ala Commercial Purchase In area Regeneration 2009/11 970 8 Ala Commercial Purchase In area Regeneration 2009/11 970 8 Ala Commercial Purchase In area Regeneration 2009/11	Name	Туре	Location	Reason for Investment	Year	Fair Values (March 31st 2022) £'000	Outstanding Borrowing £'000
25 Lower Northam Road	100 Southampton Road (Capital House)	Commercial Purchase	In area	Regeneration	2010/11	1,380	1,200
151-10hms	11-13 Lower Northam Road	Commercial Purchase	In area	Regeneration	2011/12	1,386	1,668
Experience	2a Lower Northam Road	Commercial Purchase	In area	Regeneration	2011/12	3,720	4,654
Age	3 St Johns	Commercial Purchase	In area	Regeneration	2021/22	365	365
March	4 Twyford Road	Commercial Purchase	In area	Regeneration	2010/11	1,128	1,017
BBAC	Ageas Bowl	Commercial Purchase	In area	Economic	2017/18	42,850	44,825
Black Horse House	AIM	Commercial Purchase	out of area	Income	2017/18	20,331	18,209
Charlott Solar Land	B&Q	Commercial Purchase	In area	Regeneration	2009/10	7,028	7,833
Chalcroft Solar Park	Black Horse House	Commercial Purchase	In area	Regeneration	2008/09	4,090	3,221
Channon Retail Park	Chalcroft Solar Land	Commercial Purchase	In area	Housing Development	2021/22	9,539	9,539
Destruct Avenue Retail Park Commercial Purchase In area Regeneration 2013/19 21,520	Chalcroft Solar Park	Commercial Purchase	In area	Environment	2021/22	6,540	17,193
David Loyd Leisure Centre Commercial Purchase In area Economic 2013/19 21,520	Channon Retail Park	Commercial Purchase	In area	Regeneration	2009/10	10,779	10,841
Earth Bar's tite	Chestnut Avenue Retail Park	Commercial Purchase	In area	Regeneration	2018/19	10,508	13,347
Enterprise House	David Lloyd Leisure Centre	Commercial Purchase	In area	Economic	2018/19	21,520	15,504
Farmer Budgens Site Commercial Purchase In area Regeneration 2018/19 2.000	Earth Bar Site	Commercial Purchase	In area	Regeneration	2009/10	4,929	4,305
Farmer Budgene Site Commercial Purchase In area Regeneration 2018/19 572 1 1 1 1 1 1 1 1 1	Enterprise House	Commercial Purchase	In area	Regeneration	2020/21	970	1,383
	Former Budgens Site	Commercial Purchase	In area		2018/19	572	5,624
International House	Hampshire House	Commercial Purchase	In area	Regeneration	2013/14	2,000	2,841
Init 1.8 2	Hendy Phase 1 & 2	Commercial Construction	In area	Regeneration	2017/18	10,650	14,289
M&S Commercial Construction In area Regeneration 2015/16 3,658 New Kings Court Commercial Purchase In area Economic 2016/17 14,725 North Stoneham Local Centre Commercial Purchase In area Housing Development 2019/20 1,935 Omega House Commercial Purchase In area Regeneration 2013/14 2,540 One City Park Commercial Purchase In area Regeneration 2013/18 27,500 ThorneyDown Farm Commercial Purchase In area Economic 2016/17 521 Wagon Works Commercial Purchase In area Regeneration 2009/10 750 Wessex House Commercial Purchase In area Regeneration 2009/10 750 Places Leisure Eastleigh Service Construction In area Regeneration 2004/05 3,395 Places Leisure Eastleigh Service Construction In area Housing Development 2016/17 35,889 10 Pitmore Road Housing Purchase In area	International House	Commercial Purchase	In area	Economic	2017/18	6,070	6,488
New Kings Court Commercial Purchase In area Economic 2016/17 14,725 North Stoneham Local Centre Commercial Construction In area Housing Development 2019/20 1,935 North Stoneham Local Centre Commercial Purchase In area Housing Development 2013/14 2,540 2,540 North Stoneham Local Centre Commercial Purchase Out of area Income 2017/18 27,050 North Stoneham Lane Commercial Purchase Out of area Income 2017/18 27,050 North Stoneham Lane Commercial Purchase In area Economic 2006/17 521 North Stoneham Lane Commercial Purchase In area Economic 2006/17 521 North Stoneham Lane Commercial Purchase In area Economic 2009/10 750 North Stoneham Lane Commercial Purchase In area Economic 2004/05 3,395 North Stoneham Lane Commercial Purchase In area Economic 2004/05 3,395 North Stoneham Lane Commercial Purchase In area Economic 2004/05 3,395 North Stoneham Lane Commercial Purchase In area Economic 2004/05 3,395 North Stoneham Lane Commercial Purchase In area Housing Development 2010/17 35,889 North Stoneham Lane Nousing Purchase In area Housing Development 2010/11 275 North Stoneham Lane Housing Development 2010/11 275 North Stoneham Lane Nousing Development 2011/12 222 222 222 223 224 222 224 222 224 224 222 225 224 224 222 225 226 226 226 226 227	Link 1 & 2	Commercial Purchase	In area	Economic	2017/18	12,635	19,940
New Kings Court	M&S	Commercial Construction	In area	Regeneration	2015/16	3,658	3,826
North Stoneham Local Centre	New Kings Court	Commercial Purchase	In area	+ -		14.725	15,125
Omega House Commercial Purchase In area Regeneration 2013/14 2,540 One City Park Commercial Purchase out of area Income 2017/18 27,050 ThorneyDown Farm Commercial Purchase In area Economic 2016/17 521 Wassex House Commercial Purchase In area Regeneration 2009/10 750 Wessex House Commercial Purchase In area Economic 2004/05 3,395 Places Leisure Eastleigh Service Construction In area Economic 2004/05 3,395 Places Leisure Eastleigh Service Delivery 2016/17 95,889 9 10 Pitmore Road Housing Purchase In area Housing Development 2010/11 275 13 Pound Road Housing Purchase In area Housing Development 2010/11 - 21 Kipling Road Housing Purchase In area Housing Development 2010/11 - 23 Kipling Road Housing Purchase In area Housing Development 2010/11							1,761
One City Park Commercial Purchase out of area Income 2017/18 27,050 ThorneyDown Farm Commercial Purchase In area Economic 2016/17 521 Wagon Works Commercial Purchase In area Regeneration 2009/10 750 Wessex House Commercial Purchase In area Economic 2004/05 3,395 Places Leisure Eastleigh Service Construction In area Service Delivery 2016/17 35,889 10 Pitmore Road Housing Purchase In area Housing Development 2010/11 275 13 Pound Road Housing Purchase In area Housing Development 2010/11 - 51 Kipling Road Housing Purchase In area Housing Development 2010/11 - Bandstand Court Housing Construction In area Housing Development 2015/16 14,214 Burtons Housing Purchase In area Regeneration 2007/1 371 Central Precinct Housing Purchase In area Regeneration	Omega House			Regeneration		2,540	2,961
Wagon Works Commercial Purchase In area Regeneration 2009/10 750 Wessex House Commercial Purchase In area Economic 2004/05 3,395 Places Leisure Eastleigh Service Construction In area Economic 2004/05 3,395 10 Pitmore Road Housing Purchase In area Housing Development 2010/11 275 13 Pound Road Housing Purchase In area Housing Development 2021/22 222 51 Kipling Road Housing Purchase In area Housing Development 2010/11 - Bandstand Court Housing Construction In area Housing Development 2015/16 14,214 Burtons Housing Purchase In area Housing Development 2017/18 800 Central Precinct Housing Purchase In area Regeneration 2017/18 800 Central Precinct Housing Construction In area Housing Development 2002/21 132 Kestrel Park Housing Investment In area Housing Dev	One City Park	Commercial Purchase	out of area	+ -	2017/18	27,050	23,070
Wagon Works Commercial Purchase In area Regeneration 2009/10 750 Wessex House Commercial Purchase In area Economic 2004/05 3,395 Places Leisure Eastleigh Service Construction In area Service Delivery 2016/17 35,889 10 Pitmore Road Housing Purchase In area Housing Development 2010/11 275 13 Pound Road Housing Purchase In area Housing Development 2021/22 222 51 Kipling Road Housing Purchase In area Housing Development 2010/11 - 8 andstand Court Housing Construction In area Housing Development 2015/16 14,214 8 urtons Housing Purchase In area Regeneration 2020/21 371 Central Precinct Housing Construction In area Regeneration 2017/18 800 Chamberlayne Road Housing Construction In area Housing Development 2016/17 132 Kestrel Park Housing Investment In area Ho	ThorneyDown Farm	Commercial Purchase	In area	Economic	2016/17	521	727
Wessex HouseCommercial PurchaseIn areaEconomic2004/053,395Places Leisure EastleighService ConstructionIn areaService Delivery2016/1735,88910 Pitmore RoadHousing PurchaseIn areaHousing Development2010/112.7513 Pound RoadHousing PurchaseIn areaHousing Development2021/2222251 Kipling RoadHousing PurchaseIn areaHousing Development2010/11-Bandstand CourtHousing ConstructionIn areaHousing Development2015/1614,214BurtonsHousing PurchaseIn areaRegeneration2020/21371Central PrecinctHousing PurchaseIn areaRegeneration2020/21371Chamberlayne RoadHousing ConstructionIn areaHousing Development2020/21132Kestrel ParkHousing InvestmentIn areaHousing Development2016/1712,636Cherlor HeathHousing ConstructionIn areaHousing Development2016/1712,636One Horton HeathHousing ConstructionIn areaHousing Development2017/18114,606Pembers HillHousing ConstructionIn areaHousing Development2018/1913,982Post OfficeHousing ConstructionIn areaHousing Development2018/191,046Stoneham LaneHousing InvestmentIn areaHousing Development2016/1749,075Stoneham Phase 5Housing InvestmentIn area <td>·</td> <td>Commercial Purchase</td> <td>In area</td> <td>Regeneration</td> <td>2009/10</td> <td>750</td> <td>590</td>	·	Commercial Purchase	In area	Regeneration	2009/10	750	590
10 Pitmore Road Housing Purchase In area Housing Development 2010/11 275 13 Pound Road Housing Purchase In area Housing Development 2021/22 222 51 Kipling Road Housing Purchase In area Housing Development 2010/11	-	Commercial Purchase	In area		-	3,395	3,533
10 Pitmore Road Housing Purchase In area Housing Development 2010/11 275 13 Pound Road Housing Purchase In area Housing Development 2012/12 222 51 Kipling Road Housing Purchase In area Housing Development 2010/11	Places Leisure Eastleigh	Service Construction	In area	Service Delivery	2016/17	35,889	21,704
13 Pound Road Housing Purchase In area Housing Development 2021/22 222 51 Kipling Road Housing Purchase In area Housing Development 2010/11	10 Pitmore Road	Housing Purchase	In area	Housing Development			401
Bandstand Court Housing Construction In area Housing Development 2015/16 14,214 Burtons Housing Purchase In area Regeneration 2020/21 371 Central Precinct Housing Purchase In area Regeneration 2017/18 800 Chamberlayne Road Housing Construction In area Housing Development 2000/21 132 Kestrel Park Housing Investment In area Housing Development 2016/17 12,636 Leah Gardens Housing Investment In area Housing Development 2014/15 19,525 One Horton Heath Housing Construction In area Housing Development 2017/18 114,606 Pembers Hill Housing Investment In area Housing Development 2018/19 13,982 Post Office Housing Construction In area Housing Development 2018/19 1,046 St Johns Housing Construction In area Housing Development 2019/20 1,802 Stoneham Lane Housing Investment In area Housing Development 2016/17 49,075 Stoneham Phase 5 Housing Investment In area Housing Development 2002/21 11,462 Sundays Hill Housing Purchase In area Housing Development 2019/20 44 The Willows Housing Investment In area Housing Development 2019/20 44 The Willows Housing Investment In area Housing Development 2019/20 44 The Willows Housing Investment In area Housing Development 2019/20 44				<u> </u>		222	222
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The Willows Housing Investment In area Housing Development 2017/18 9,810	•				- , -		44
				-	- '		7,778
	Town Centre Sites	Housing Investment Housing Construction	In area	Housing Development	2017/18	9,810	7,778
Total 519,753	Town Centre Sites	Housing Construction	III area	Industrig Development		-	514,563