

Commercial Investments

Appendix 3A

Name	Type	Location	Reason for Investment	Year	Fair Values (March 31st 2023) £'000	Outstanding Borrowing £'000
100 Southampton Road (Capital House)	Commercial Purchase	In area	Regeneration	2010/11	1,015	1,180
11-13 Lower Northam Road	Commercial Purchase	In area	Regeneration	2011/12	1,200	1,652
2a Lower Northam Road	Commercial Purchase	In area	Regeneration	2011/12	3,800	4,575
3 St Johns	Commercial Purchase	In area	Regeneration	2021/22	156	367
Utilita Bowl (formerly Ageas Bowl)	Commercial Purchase	In area	Economic	2017/18	42,850	44,108
AIM	Commercial Purchase	out of area	Income	2017/18	14,700	17,625
B&Q	Commercial Purchase	In area	Regeneration	2009/10	4,900	7,691
Black Horse House	Commercial Purchase	In area	Regeneration	2008/09	3,360	3,080
Chalcroft Solar Land	Commercial Purchase	In area	Housing Development	2021/22	1,025	9,367
Chalcroft Solar Park	Commercial Purchase	In area	Environment	2021/22	8,475	16,103
Channon Retail Park	Commercial Purchase	In area	Regeneration	2009/10	8,500	10,630
Chestnut Avenue Retail Park	Commercial Purchase	In area	Regeneration	2018/19	8,430	13,077
David Lloyd Leisure Centre	Commercial Purchase	In area	Economic	2018/19	15,900	15,190
Earth Bar Site	Commercial Purchase	In area	Regeneration	2009/10	4,040	4,223
Enterprise House	Commercial Purchase	In area	Regeneration	2020/21	605	1,384
Former Budgens Site	Commercial Purchase	In area	Regeneration	2018/19	995	5,772
Hampshire House	Commercial Purchase	In area	Regeneration	2013/14	865	2,792
Hendy Phase 1 & 2	Commercial Construction	In area	Regeneration	2017/18	9,800	21,900
International House	Commercial Purchase	In area	Economic	2017/18	4,000	6,336
Link 1 & 2	Commercial Purchase	In area	Economic	2017/18	7,245	19,536
M&S	Commercial Construction	In area	Regeneration	2015/16	3,270	3,752
New Kings Court	Commercial Purchase	In area	Economic	2016/17	11,100	14,769
North Stoneham Local Centre	Commercial Construction	In area	Housing Development	2019/20	1,893	1,764
Omega House	Commercial Purchase	In area	Regeneration	2013/14	2,160	2,910
One City Park	Commercial Purchase	out of area	Income	2017/18	17,925	22,329
ThorneyDown Farm	Commercial Purchase	In area	Economic	2016/17	521	716
Wagon Works	Commercial Purchase	In area	Regeneration	2009/10	600	579
Wessex House	Commercial Purchase	In area	Economic	2004/05	2,665	3,434
Places Leisure Eastleigh	Service Construction	In area	Service Delivery	2016/17	38,384	21,312
10 Pitmore Road	Housing Purchase	In area	Housing Development	2010/11	192	418
13 Pound Road	Housing Purchase	In area	Housing Development	2021/22	441	441
51 Kipling Road	Housing Purchase	In area	Housing Development	2010/11	-	129
Bandstand Court	Housing Construction	In area	Housing Development	2015/16	14,671	14,671
Burtens	Commercial Purchase	In area	Regeneration	2020/21	464	464
Central Precinct	Housing Purchase	In area	Regeneration	2017/18	825	773
Chamberlayne Road	Housing Construction	In area	Housing Development	2020/21	92	92
Kestrel Park	Housing Investment	In area	Housing Development	2016/17	13,803	12,585
Leah Gardens	Housing Investment	In area	Housing Development	2014/15	19,768	19,640
One Horton Heath	Housing Construction	In area	Housing Development	2017/18	162,840	142,040
Post Office	Housing Construction	In area	Housing Development	2018/19	9,435	9,435
St Johns	Housing Construction	In area	Housing Development	2019/20	1,967	1,967
Stoneham Lane	Housing Investment	In area	Housing Development	2016/17	49,159	36,782
Stoneham Phase 5	Housing Investment	In area	Housing Development	2020/21	12,169	11,223
Sundays Hill	Housing Purchase	In area	Housing Development	2012/13	198	198
The Arch	Housing Construction	In area	Housing Development	2019/20	96	96
The Willows	Housing Investment	In area	Housing Development	2017/18	11,124	7,628
Town Centre Sites	Housing Construction	In area	Housing Development	2017/18	85	85
			TOTAL		517,708	536,820