



Andrew Herd
GGV

31 March 2015

Dear Andrew

Southampton Large Casino Competition Stage Two: Royal Pier Waterfront Development ("RPWD")

You will have seen the letter dated 26 February to RPW Ltd from Barbara Compton of Southampton City Council setting out what we understand to be the advice of Philip Kolvin QC and the letter from our advisors Clifton Davies Consultancy Limited dated 23 January, to which reference is made in Barbara Compton's letter.

The questions addressed in Barbara Compton's letter arose from a proposal to change the location of the casino on the RPWD site. That proposal itself arose from comments made and preferences expressed by certain of the successful Stage 1 applicants whilst this company was determining whether to enter into any agreement at this stage with any one or more of the applicants. In the event it determined not to do so.

The letter from Clifton Davies sought to establish what flexibility might be allowed in relation to Stage 2 issues arising from the above-mentioned proposal. However the City Council's response to that proposal, (which rejected the Clifton Davies approach), has required RPW to reconsider again how best to locate the casino on the reclamation platform. Notwithstanding that we understood from the 20 June 2014 guidance that it had been accepted by the Council that the precise location of the casino could ultimately change to anywhere within the overall RPWD site, reflecting, amongst other things, the fact that part of the RPWD site has to be reclaimed from the River Test.

As a result of which our present thinking is that whilst the casino would be located in the same "casino location zone", there may need to be some adjustments made. In order to accommodate the casino within the same, or similar, platform shown by applicants at Stage 1, we are considering whether part of the casino will need to be dropped a floor level below that previously proposed.

In addition, we have received a request from one of the above-mentioned applicants for "a detailed project update on Royal Pier which places all applicants on the same information footing".

With this in mind, we are putting together some of information concerning, amongst other things, the casino element of the RPWD that will be made available imminently to all applicants contemplating a Stage 2 application. Clearly it will be for each such applicant to determine, in reliance on independent professional advice received by each in light of what was said in Barbara Compton's letter of 26 February, on what basis to proceed both (a) in relation to the hearing before the Licensing Committee that we understand is scheduled for 9 April and (b) with its Stage Two application,

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including choice of location within the development site. For our part, it is our intention to engage in due course with the winner of the Large Casino Competition if that winner's premises licence is for the RPWD site regardless of whether the location is as originally identified or elsewhere within the overall site.

A letter in precisely this form is being sent to all applicants whom we understand to be contemplating a Stage 2 application. We have indicated to the Council that we are willing to attend before the Licensing Committee on 9 April to assist them and the applicants, should that be thought desirable and we are therefore copying this letter to Martin Grout for his information.

Yours sincerely



Nick Condon
RPW Project Director

cc: Martin Grout, Southampton City Council

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