

For the attention of Mark Minchell
Sent via email to m.minchell@flude.com

SUBJECT TO CONTRACT

6 June 2024

Dear Mark,

Offer for the purchase of St Juliana's Convent, Marian Way, Bognor Regis, PO21 1PA.

I am pleased to set out the Council's offer for the purchase of the above property, as detailed below: -

1. Purchaser

Chichester District Council
East Pallant House
Chichester
West Sussex
PO19 1TY

2. Purchase Price

£1,733,000

3. Approvals

Full Council approval is needed for the purchase which is expected within 6- 8 weeks of the offer being accepted provided such acceptance is received in a timely manner.

4. Funding

The purchase will be made using Council reserves with no financing required. Please see attached record of Council resolution from 23 January 2024.

5. Timescales

Exchange of contracts to take place within 6 weeks of the Council resolution to proceed with the purchase. The Council will offer a refundable deposit of 5% on exchange.

Completion to take place within 8 months of exchange, subject to the conditions as set out in Section 7. This timeframe is set out purely to allow us to satisfy the conditions below as set out in Section 8 and the intention would be to proceed as quickly as possible.

6. Due diligence

The property has been inspected by officers from relevant Council departments. A title review has been completed. An early initial discussion has taken place with Arun District Council's Planning department.

7. Conditions

- Completion subject to planning permission for change of use (6-8 months)
- Completion subject to any necessary de-consecration or similar work in respect of the property (3 months)
- Exchange subject to receipt of most recent certifications e.g., Gas Safety and Electrical Installation Certificates (EICR) (seller to provide).
- Full building survey to be completed prior to exchange (see Section 5 for exchange timeline)
- Exchange subject to full Council approval (see Section 5 for exchange timeline).

8. Solicitors

Mr Nicholas Bennett
Divisional Manager for Legal and the Council's Monitoring Officer

Chichester District Council
East Pallant House
Chichester
West Sussex
PO19 1TY

Email: nbennett@chichester.gov.uk
Telephone: 01243 534657

9. Additional information

None.

10. Proposed Use

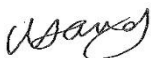
The property would be used as short-stay homes for people who are facing homelessness.

As a local authority we have a statutory responsibility for homelessness. This means that we must help and support people who are deemed as homeless. All of us could experience difficulties in our lives which might mean we needed help from a local authority.

This property is a good option for us to do this, with minimal alteration in the first instance but with scope to improve the accommodation over subsequent years. It is critical that we can offer a safe place for people experiencing homelessness to live whilst the Council helps them find a longer-term home.

The acquisition of this property would afford the Council an opportunity to deliver a home for those in need.

Yours sincerely



Kerry Standing
Divisional Manager
Housing, Revenues and Benefits