

23rd May 2008

Our ref: R00043

Freedom of Information request – Palmer Johnson

Your request is:

- 1. What actual agreement has been reached between SEEDA and Palmer-Johnson as opposed to that reported in the local press?*
- 2. If an agreement has been reached, what is the basis of that agreement?*
- 3. What rate per metre has been agreed?*
- 4. Was or were both sites subject to a competitive tendering process?*
- 5. Has any rate relief or Government (local or national) inducement been made to Palmer Johnson?*
- 6. If so what?*
- 7. What other companies, if any, were approached with regards to both sites?*

The detailed responses to your queries are set out below:

1. What actual agreement has been reached between SEEDA and Palmer Johnson as opposed to that reported in the local press?

SEEDA has agreed to sell the freehold of c.6.7 acres at Woolston and lease c. 56,325 sq ft of accommodation at Hythe to Palmer Johnson.

2. If an agreement has been reached, what is the basis of that agreement?

SEEDA confirms that it has reached a confidential agreement with Palmer Johnson and it will not disclose the terms of the agreement as it is applying a Section 43 exemption. Such information is exempt under Section 43 as disclosure under FOIA would, or would be likely to,

prejudice the commercial interests of any person, or company, (including the public authority holding it).

3. What rate per metre has been agreed?

Not disclosed, please see response to question 2.

4. Was or were both sites subject to a competitive tendering process?

No – different approaches were taken on each site.

Woolston – commercial agents had been appointed to handle all inquiries and discussions were held with the main interested parties.

Hythe – companies expressing an interest in the site/building 29 were invited to submit offers.

5. Has any rate relief or Government (local or national) inducement been made to Palmer Johnston?

No.

6. If so what?

Not applicable.

7. What other companies, if any, were approached with regards to both sites?

Many companies approached SEEDA expressing interest in the opportunities at Hythe and Woolston (e.g. at Hythe, to date, we have some 74 expressions of interest in parts of the site). The Agency, or its agents, or development partners, discussed the companies requirements, but we did not actively approach companies that had not expressed interest.