

Item 5 – Public Question Received under Standing Order 27.5

	Question From	Question to	Question
1	Mr Comlay	Cllr Bowdell	<p>In October 2022, Amazon began operations at its ‘DBH3’ Delivery Station in Poole, Dorset, a newly built site claimed at the time to be the largest such Amazon facility on the South coast. Bournemouth Christchurch and Poole Council have been in receipt of business rate contributions from operations at this site since it began operations. Following two upward re-valuations within the first year, BCP Council are currently receiving £70,400 per month, based on a valuation for business rates of £1.65 million.</p> <p>In March 2023, Amazon began operations at its ‘DPO1’ site at 32 New Lane, Havant, a facility designed to have 35% greater capacity than its sister site in Poole. Nine months later, however, Havant Borough Council has yet to receive any business rate income from this operation.</p> <p>The 32 New Lane site was acquired for £11 million in November 2020 by Havant Property Investments LLP, a shell company set up by Kingsbridge Estates and Bridges Fund Management. Business rate payments of £65,000 per month continued to be paid until 1st August, 2021 with Pfizer as a sitting tenant. However, just four days after the HBC Planning Committee approved Havant Property Investment’s planning application in September 2021, the site was removed from the business rate register by the Valuation Office Agency, triggering a refund payment by Havant Borough Council of £295,000.</p> <p>Having owned the site for almost two years free from business rate payments, Havant Property Investments sold the redeveloped and newly-leased Amazon ‘DPO1’ site to LCN Capital Partners’ Luxembourg portfolio for £39 million.</p> <p>What actions are Havant Borough Council taking to expedite the setting of a realistic rateable value for the Amazon operation at 32 New Lane, comparable with the same company’s Bournemouth operation?</p>

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2	Mr Comlay	Cllr Bowdell	Please explain what action is being taking to recover unpaid business rates, with accrued interest, from the twenty-one months' ownership of the site by Havant Property Investments LLP and the site operation by Amazon UK Services dating from 6 March 2023.
3	Mr Comlay	Cllr Bowdell	It is common knowledge that Amazon's preferred location for its main Portsmouth delivery station was Dunsbury Park, a choice blocked by Portsmouth City Council ahead of the subsequent announcement of that site as a Solent Freeport tax site. What is the current outlook date for the first receipt of new business rate income from a Solent Freeport business located at Dunsbury Park?