

Applied House, Fulflood Road, Leigh Park, Havant, Hampshire PO9 5AX
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Date 16th January 2019

Dear Sirs

Further to the ongoing discussions between our appointed Architect (PDP Architecture) and Civil Engineer (AKS Ward), I wish to take this opportunity to directly respond in support of discharging Planning Condition No.9 and in particular on-going concerns raised in respect of maintenance regimes of surface water drainage post occupation.

Maintenance regimes of surface water drainage systems.

We acknowledge your requirement to seek assurances that MIPA Paints will implement a maintenance regime of the surface water drainage system.

In response to this I feel it is beneficial to set down our approach to maintenance management of our buildings. You will note MIPA Paints intends to occupy the building upon completion of the works and therefore see absolute benefit to it being fully maintained. Whilst we understand your concern is specifically in relation to the proposed surface water drainage system, in our opinion, the responsibility of maintenance extends far greater than this item.

We depend on operational efficiencies which in part is driven by a well maintained building. The nature of our business requires the delivery of materials and supplies daily. Having poorly maintained roads including the underlying drainage system is simply not in our own commercial interest and therefore the requirement of proper maintenance regimes is entirely aligned with your requirements. Our intention upon completion is to enter into all necessary maintenance contracts to ensure continuous and effective use of the services. This includes maintenance of the surface water drainage systems at a frequency as directed by the proposed maintenance contractor. Our intention is to progress this matter as the construction of the project draws to a close. At this juncture we will be able to effectively tender the required maintenance contracts to service providers who will be able to inspect the completed works and provide an appropriate level of service.

In addition, as part of our building insurance policy we are required to proactively maintain the building on a continuous basis and to prevent it falling into disrepair. Clearly the drainage system of any building is crucial, and we would be at risk of breaching our insurance policy should we not actively seek to establish and retain an on-going maintenance regime.

I trust the statement sufficiently provides a level of comfort to our ongoing responsible intentions to this site. If you require further discussion on this matter please, in the first instance, direct this to my appointed Architect.

Kind Regards



Mr D Rudd

Chief Executive