

Date	From	To	Outline content	Type
09-Oct-18	Kevin Guy	Mohammed Ishtiaq (Northern PD)	Chase up progress	Email
10-Oct-18	Mohammed Ishtiaq (Northern PD)	Kevin Guy	Agreement to proceed with transaction.	Email
05-Nov-18	Gavin Woodhouse (Northern PD)	Kevin Guy	Letter from Historic England re listed building	Letter/Email
11-Feb-19	Simon Liversage	Charlotte Armitage (Whisper Hotels)	Confirmation of agreement for CMBC to view interior of HC building	Email
12-Feb-19	Kevin Guy	Mohammed Ishtiaq (Northern PD)	Draft response/appeal letter requesting thoughts	Email
19-Feb-19	Simon Liversage		Appeal for listing officially submitted	Email
21-Feb-19	Mohammed Ishtiaq (Northern PD)	Kevin Guy	Chasing up appeal letter and outcome	Email
17-Mar-19	Kevin Guy	John Padgett (Eddisons)	Chasing up progress	Email
07-May-19	Simon Liversage	Kevin Guy	Contacted by Gavin Woodhouse frustrated with apparent lack of progress - catch up meeting suggested	Email
03-Sep-19	Kevin Guy	Richard Roe (Eddisons)	Initial info to start conversations of purchase	Email
23-Sep-19	Richard Roe (Eddisons)	Kevin Guy	Advising passed to colleague John Padgett to handle the sale	Email
23-Sep-19	Paul Dobson (AHR)	Simon Liversage	Attached updated valuation report	Email
03-Oct-19	John Padgett (Eddisons)	Kevin Guy	KTG spoke to Eddisons - Eddisons to refer back to KTG - looking to finalise matters	Email
09-Oct-19	Kevin Guy	John Padgett (Eddisons)	Chasing up progress	Email
15-Oct-19	Kevin Guy	John Padgett (Eddisons)	Advising preparation of supporting information	Email
22-Oct-19	Kevin Guy	John Padgett (Eddisons)	Initial info to start conversations of purchase - KTG emailed John Padgett regarding the current state of the building and the work needed for them to consider prior to conversations regarding the purchase commence	Email
29-Oct-19	Kevin Guy	John Padgett (Eddisons)	Follow up from last email	Email
14-Nov-19	Kevin Guy	John Padgett (Eddisons)	Offer submitted for 75K plus fees and Horton Street car park, one week ago. To date no response back from agent	Not sure?
21-Nov-19			Still no response but happy to leave the offer with the administrator until they respond.	
28-Nov-19			No further movement - still happy to leave the offer on the table.	
16-Dec-19			Meeting on the 17th to discuss this with the higher management	
19-Dec-19	Kevin Guy	John Padgett (Eddisons)	Chasing up progress	Email
09-Jan-20			Waiting for agents to confirm sale position.	
17-Jan-20	Kevin Guy	John Padgett (Eddisons)	Chasing up progress	Email
17-Jan-20	John Padgett (Eddisons)	Kevin Guy	Advising response to CMBC forthcoming	Email
23-Jan-20			Contact from the agents last week confirmed that once they are aware what is going to happen they will revert to us. KTG and SL happy to leave them at the moment as it has been proven they are very responsive when contacted.	
03-Feb-20	Kevin Guy	John Padgett (Eddisons)	Chasing up progress	Email
14-Feb-20	Kevin Guy	John Padgett (Eddisons)	Request confirmation of whom planning notice should be addressed to	Email
17-Mar-20	Kevin Guy	John Padgett (Eddisons)	Chasing up progress. Response received that things are 'up in the air due to the current circumstances' (COVID 19) and he will update us ASAP.	Email
23-Apr-20			Chased again but still slow because of COVID but will advise if anything changes- discussions with Geldards regarding the actual building being excluded from the CPO, current position is that this would happen but we want to continue discussions with the owners should they approach the council we will negotiate.	
04-Jun-20	Kevin Guy	John Padgett (Eddisons)	Chasing up progress and request and update regarding the previous proposal within the next week.	Email
02-Jul-20			No update just yet SL producing a cabinet report regarding the CPO for this.	
23-Jul-20	Kevin Guy	Zul Akram	Request to provide proof of ownership	Email
23-Jul-20	Zul Akram	Kevin Guy	Submission proof of ownership for The Imperial Crown Hotel	Email
29-Jul-20	Kevin Guy	Zul Akram	Request for commencement of ground investigations and submission of previous offer for the Hughes Bldg and car park	Email
13-Aug-20	Kevin Guy	Zul Akram	Chasing up progress	Email
13-Aug-20	Zul Akram	Kevin Guy	Awaiting further information from CMBC in terms of sqm	Email
09-Sep-20	Zul Akram	Kevin Guy	Follow up from telecon with Zul and Guy - asking to reconsider proposals re swap of Hughes building and car park with council land	Email
09-Sep-20	Kevin Guy	Zul Akram	Will provide revised offer and requested again permission to undertake ground investigation work	Email
09-Sep-20	Zul Akram	Kevin Guy	Permission granted to undertake ground investigation work	Email
22-Sep-20	Kevin Guy	Zul Akram	Proposal submitted including transfer of Blackledge/Horton St car park	Email
26-Sep-20	Zul Akram	Kevin Guy	Request for further information in terms of sqm and requesting a full and final offer - not happy with current offer	Email
28-Sep-20	Kevin Guy	Zul Akram	Requested confirmation of amount seeking from Council	Email
05-Oct-20	Zul Akram	Kevin Guy	Detailed response to offer - counter offer submitted	Email
14-Apr-21	Kevin Guy	Zul Akram	Follow up from meeting re options/parking	Email
15-Apr-21	Zul Akram	Kevin Guy	Acknowledgement of email	Email
02-Aug-21	Kevin Guy	Zul Akram	Offer submitted £390k	Email
14-Jul-21	Zul Akram	Kevin Guy	Chasing up progress	Email
02-Aug-21	Kevin Guy	Zul Akram	Proposal submitted re car parking/Horton Street	Email
01-Oct-21	Zul Akram	Kevin Guy	Misplaced site dwgs - requested another copy	Email
04-Oct-21	Kevin Guy	Zul Akram	Attached drawings	Email
09-Nov-21	Kevin Guy	Zul Akram	Attached plan (red boundary) and requested site meeting	Email
08-Feb-22	Kevin Guy	Zul Akram	Chasing up progress and site meeting	Email
24-Feb-22	Ruth Bragg	Paul Normandale	Attached drawings and requested thoughts on future use of building	Email
10-Mar-22			site visit - non show Paul Normandale	site
15-Mar-22			site visit	site
17-Mar-22	Kevin Guy	Paul Normandale	Forwarded original proposal. Requested thoughts on compensatory elements to progress matters	Email
08-Apr-22	Paul Normandale	Kevin Guy	Instructed Bramleys. Site visit to be arranged. No progress on Hughes building but speaking with a Solicitor	Email
10-Apr-22	Ermal Berisha	Kevin Guy	In process of signing new long lease for property and requesting site meeting	Email
11-Apr-22	Kevin Guy	Paul Normandale	Acknowledgement of email from Paul Normandale	Email
11-Apr-22	Kevin Guy	Ermal Berisha	Acknowledgement of email from Ermal Berisha	Email
25-Apr-22	Kevin Guy	Ermal Berisha	Confirmation of meeting and ensuring Zul Akram is aware of contact	Email
17-Aug-22	Zul Akram	Kevin Guy	Acknowledgement of email and confirmation these are basis for ongoing negotiations - will give them consideration	Email
20-Apr-22	Kevin Guy	Paul Normandale	Chasing up progress	Email
25-Apr-22	Paul Normandale	Kevin Guy	Meeting with Bramleys set for 29 April	Email
25-Apr-22	Ermal Berisha	Kevin Guy	Confirmation Zul happy to proceed with meeting	Email
10-May-22	Kevin Guy	Paul Normandale	Chasing up progress from meeting with Bramleys	Email
01-Jun-22	Ermal Berisha	Kevin Guy	Chasing up progress with lease agreement with Zul so we can blend with designs for outdoor of Hughes and the railway station	Email
14-Jun-22	Kevin Guy	Zul Akram and Paul Normandale	Forwarding copy of Ermal's email of 1 June. Chasing progress on negotiations	Email
20-Jun-22	Kevin Guy	Ermal Berisha	Unable to progress discussions with Zul Akram - will keep Ermal updated	Email
20-Jun-22	Ermal Berisha	Kevin Guy	Starting work to draw up planning for outside verandah	Email
27-Jun-22	Kevin Guy	Paul Normandale	Chasing up progress - not heard anything from Zul	Email
04-Aug-22	Kevin Guy	Paul Normandale and Zul Akram	Chasing up progress - noted works being undertaken in the building	Email
08-Aug-22	Ermal Berisha	Kevin Guy	Chasing up progress re purchase of car park at Hughes	Email
08-Aug-22	Kevin Guy	Ermal Berisha	Awaiting contact from Zul before progressing any discussions	Email
12-Aug-22	Ermal Berisha	Kevin Guy	Seeing if we received verandah drawings and wants thoughts on them	Email
15-Aug-22	Kevin Guy	Ermal Berisha	Confirmed receipt of dwgs and waiting for Zul to engage before progressing any discussions	Email
15-Aug-22	Kevin Guy	Zul Akram	Chasing up progress - requesting confirmation of position	Email
29-Sep-22	Kevin Guy	Zul Akram and Paul Normandale	Chasing up progress	Email
30-Sep-22	Kevin Guy	Zul Akram	Chasing up progress	Email
01-Oct-22	Paul Normandale	Kevin Guy	Advised Zul in Pakistan but will remind him to deal with this when he sees him on Friday	Email
04-Oct-22	Zul Akram	Kevin Guy	Passed on contact details for Kevin to phone him	Email

08-Oct-22	Zul Akram	Kevin Guy	Made arrangements to see Bramleys with view to getting advice on rental value of car park facility. Will keep CMBC updated	Email
11-Oct-22	Kevin Guy	Zul Akram	Acknowledgement of email. Asked if Bramleys will be advising on wider compensation matters	Email
02-Nov-22	Kevin Guy	Zul Akram	Chasing up progress following meeting with Bramleys	Email
08-Nov-22	Zul Akram	Kevin Guy	Chasing up progress from CMBC meeting with Bramleys - wanting an update	Email
08-Nov-22	Kevin Guy	Zul Akram	Confusion - CMBC not met with Bramleys - email of 2 Nov was seeing if there was any progress from Zul's meeting with Bramleys	Email
01-Dec-22	Kevin Guy	Charles Felgate (Geldards)	Email re lack of engagement with Mr Ikram and next steps advice	Email
02-Dec-22	Charles Felgate (Geldards)	Kevin Guy	Happy to support progress with appropriate letter	Email
08-Dec-22	Charles Felgate (Geldards)	Zul Akram	Letter to engage contact re CPO	Email/Letter
11-Dec-22	Zul Akram	Charles Felgate (Geldards)	Response to letter - advises contact with Bramleys and Paul Normandale for opinion of offer. As nothing forthcoming he will chase them up	Email
12-Dec-22	Charles Felgate (Geldards)	Kevin Guy	Advising he's made contact with Paul Normandale who is supporting Zul on an informal basis (he's a retired solicitor). Suggests Kevin makes contact with Bramleys	Email
23-Dec-22	Kevin Guy	Ermal Berisha	Zul and Ermal signed the 25yr lease for the Hughes, now the veranda will no longer go ahead due to the planing not been approved, my concentration will be on the building itself only. concerns that he has signed this lease with the hope that the land around the building will be redeveloped as part of the A629 phase 2, - asked if we had made any progress towards this with Zul.	Email
03-Jan-23	Kevin Guy	Jonathan Wilson (Bramleys)	introduction and suggested meeting to bring him up to speed with negotiations and the scheme.	Email
03-Jan-23	Jonathan Wilson (Bramleys)	Kevin Guy	Confirmed instruction by Zul and happy to meet with Kevin	Email
05-Jan-23			Meeting with Bramleys - Kevin and Jonathan	Teams
28-Jan-23	Jonathan Wilson (Bramleys)	Kevin Guy	Advised met with his client and reported following meeting with CMBC and will be in touch again next week.	Email
30-Jan-23	Kevin Guy	Jonathan Wilson (Bramleys)	Acknowledging email and awaiting response.	Email
07-Feb-23	Kevin Guy	Jonathan Wilson (Bramleys)	Chasing up matters following his meeting with Zul on 27 Jan.	Email
07-Feb-23	Jonathan Wilson (Bramleys)	Kevin Guy	I reported to the client after my meeting with them and received a response yesterday. I need to finalise something with him before coming back to you and hope to be able to do this in the next couple of days.	Email
16-Feb-23	Ermal Berisha	Kevin Guy	I have heard from Mr Akram that he has decided to go ahead with the sale of the Car Park on front of the Hughes, as I have mentioned it on the previous email now I have signed the lease and appointed Fusion by Design to make the drawings for the full refurb of the building, after all the drawings have been completed and been reviewed and approved of the interior changes from the Council we are planning to start work sometime first 3months of 2024. Please do you know when will the work start to redevelop the purchased land in there?	Email
09-Mar-23	Kevin Guy	Jonathan Wilson (Bramleys)	Chasing up progress	Email
20-Mar-23	Kevin Guy	Jonathan Wilson (Bramleys)	Discussed progress - meeting arranged for this week	Telecon
27-Mar-23	Jonathan Wilson (Bramleys)	Kevin Guy	Following meeting - Jonathan confirmed that he has received instructions from Mr Akram; although I've not received an email the issue he highlighted was the offer in regard to the car park spaces which comprised £5k per space. He was being instructed to propose £20k per space; I confirmed that this was not acceptable but I await his email.	Email/Telecon
04-Apr-23	Kevin Guy	Jonathan Wilson (Bramleys)	Chasing up progress	Email
04-Apr-23	Jonathan Wilson (Bramleys)	Kevin Guy	I am waiting for a price for the surfacing etc on the Horton Street car park – a contractor went to have a look at it last week for me. I will chase and come back to you asap.	Email
05-Apr-23	Kevin Guy	Jonathan Wilson (Bramleys)	Acknowledged and thanked for update	Email
25-Apr-23	Kevin Guy	Jonathan Wilson (Bramleys)	Chasing up progress	Email
25-Apr-23	Jonathan Wilson (Bramleys)	Kevin Guy	I have chased the contractor who is quoting for the surfacing of the car park on Horton Street and he will get back to me on it this week. I will be in touch.	Email
10-May-23	Kevin Guy	Jonathan Wilson (Bramleys)	Chasing up progress	Email
24-May-23	Kevin Guy	Jonathan Wilson (Bramleys)	Chasing up progress - Please could you update me on what your clients position is? If you are still awaiting a quote for the resurfacing Horton Street, I am happy to progress discussion on other matters, subject to you receiving the same.	Email
05-Jun-23	Jonathan Wilson (Bramleys)	Kevin Guy	Response with counter offer received pending resurfacing quote	Email
13-Jun-23	Lee Wrigley (CMBC Estates)	Kevin Guy	Notification lease extended on Horton Street for Piece Hall to occupy/use as storage 18 June to 17 September	Email
11-Jul-23	Kevin Guy	Jonathan Wilson (Bramleys)	Response to counter offer with revised offer.	Email
27-Jul-23	Kevin Guy	Jonathan Wilson (Bramleys)	Chase up progress Jonathan making with Mr Akram	Email
28-Jul-23	Jonathan Wilson (Bramleys)	Kevin Guy	Jonathan chased client - expecting call with him early next week and will report back thereafter.	Email
31-Jul-23	Kevin Guy	Jonathan Wilson (Bramleys)	Acknowledged and thanked for update	Email
10-Aug-23	Kevin Guy	Jonathan Wilson (Bramleys)	Chasing up progress	Email
10-Aug-23	Jonathan Wilson (Bramleys)	Kevin Guy	Jonathan chased client - promised response by 18 August. Jonathan on leave but will chase when return to office 21 August	Email
29-Aug-23	Kevin Guy	Jonathan Wilson (Bramleys)	Chasing up progress	Email
29-Aug-23	Jonathan Wilson (Bramleys)	Kevin Guy	Advised the client emailed him last week and he has requested a call/meeting with him. He will chase today and come back to us.	Email
29-Aug-23	Kevin Guy	Jonathan Wilson (Bramleys)	Acknowledged and thanked for update	Email
14-Sep-23	Kevin Guy	Jonathan Wilson (Bramleys)	Chasing up progress / updates	Email
02-Oct-23	Kevin Guy	Jonathan Wilson (Bramleys)	Chasing up progress / updates	Email
02-Oct-23	Jonathan Wilson (Bramleys)	Kevin Guy	Advised awaiting return call and will get back to us.	Email
19-Oct-23	Kevin Guy	Jonathan Wilson (Bramleys)	Chasing up progress	Email
25-Oct-23	Kevin Guy	Jonathan Wilson (Bramleys)	Chasing up progress	Email
30-Oct-23	Jonathan Wilson (Bramleys)	Kevin Guy	Advised having call with client later today and will come back to us thereafter with an update	Email
16-Nov-23	Kevin Guy	Jonathan Wilson (Bramleys)	Chasing up progress	Email
24-Nov-23	Kevin Guy	Jonathan Wilson (Bramleys)	Chasing up progress	Telecon
14-Dec-23	Kevin Guy	Jonathan Wilson (Bramleys)	Chasing up progress	Email
20-Dec-23	James Driver		Link to planning application for refurb to building circulated	Email
27-Dec-23	Kevin Guy	Jonathan Wilson (Bramleys)	Advised aware of planning application for refurb and request for discussion to be able to finalise the position.	Email
02-Jan-24	Jonathan Wilson (Bramleys)	Kevin Guy	Advised he has chased client for instruction and will respond by 8 Jan.	Email
08-Jan-24	Kevin Guy	Jonathan Wilson (Bramleys)	Acknowledged email and awaits update	Email
17-Jan-24	Mohammed Shah		Checking we are aware of planning application rec'd for refurb of hughes corp building. James advised we are aware and the application takes into account our scheme so no concerns.	Email
25-Jan-24	Kevin Guy	Jonathan Wilson (Bramleys)	Chasing up progress	Email
25-Jan-24	Jonathan Wilson (Bramleys)	Kevin Guy	Advised he is waiting instructions. He has chased and will revert when he's heard back.	Email
08-Feb-24	Kevin Guy	Jonathan Wilson (Bramleys)	Chasing up progress from Mr Akram.	Email
10-Feb-24	Jonathan Wilson (Bramleys)	Kevin Guy	Email advising still not had any further instructions - sent a chaser and will put call into him.	Email
12-Feb-24	Kevin Guy	Jonathan Wilson (Bramleys)	Acknowledged email and awaits update	Email
19-Mar-24	Kevin Guy	Jonathan Wilson (Bramleys)	Chasing up progress	Email
23-Mar-24	Jonathan Wilson (Bramleys)	Kevin Guy	Advised spoken with Zul and he has emailed a proposal that he would accept. Jonathan to clarify some detail and come back to Kevin next week	Email
15-Apr-24	Kevin Guy	Jonathan Wilson (Bramleys)	Chasing up progress.	Email
29-Apr-24	Jonathan Wilson (Bramleys)	Kevin Guy	Counter offer received.	Email
10-May-24	Kate Mansell (CMBC Planning)		Advised that the applicant has withdrawn application for planning on the hughes building we think it's because it's Grade II listed	Email
27-Jun-24	Jonathan Wilson (Bramleys)	Kevin Guy	Chasing up on the proposal sent through	Email
28-Jun-24	Kevin Guy	Jonathan Wilson (Bramleys)	Advises proposal being considered by CMBC and that the increased cash requirement has to be considered in the whole. Kevin will revert once position is confirmed.	Email

28-Jun-24	Jonathan Wilson (Bramleys)	Kevin Guy	Will update his client.	Email
22-Aug-24	Kevin Guy	Jonathan Wilson (Bramleys)	Without Prejudice - offer letter Jonathan on leave until 2 September	Email
11-Sep-24	Kevin Guy	Jonathan Wilson (Bramleys)		Email
			I trust you had a good holiday. I was wondering if you have had the opportunity to speak with Mr Akram and consider the contents of email to you dated 22nd August 2024 (copy below). An update would be appreciated.	
11-Sep-24	Jonathan Wilson (Bramleys)	Kevin Guy	I had a reply from the client last week and he just wanted to clarify something which I went back to him on straight away. I will follow it up and try to get a response for you asap.	Email
12-Sep-24	Kevin Guy	Jonathan Wilson (Bramleys)	Acknowledgement	Email
12-Sep-24	Kevin Guy	Jonathan Wilson (Bramleys)	I have just passed Hughes Corporation and note that the Ernest Wilson For Sale board is marked as being 'sold' - could you please clarify what the position is please; has Mr Akram agreed a sale to a 3rd party?	Email
12-Sep-24	Jonathan Wilson (Bramleys)	Kevin Guy	Thanks for the email. This is not something I am aware of but I will look into this and come back to you.	Email
26-Sep-24	Kevin Guy	Jonathan Wilson (Bramleys)	Did you receive anything from Mr Akram?	Email
26-Sep-24	Jonathan Wilson (Bramleys)	Kevin Guy	I have not had any further contact from him. I have just left a message and will let you know when I hear back.	Email
17-Oct-24	Kevin Guy	Jonathan Wilson (Bramleys)	Just wondering if you had received any information regarding Mr Akram's legal quotes?	Email
18-Oct-24	Jonathan Wilson (Bramleys)	Kevin Guy	I have not had any further contact from him. I will chase today and get back to you.	Email
18-Oct-24	Kevin Guy	Jonathan Wilson (Bramleys)	Thanks Jonathan	Email
31-Oct-24	Kevin Guy	Jonathan Wilson (Bramleys)	Have you any news from Mr Akram?	Email
04-Nov-24	Kevin Guy	Jonathan Wilson (Bramleys)	Further to my email last week, I really do require a response to the HoT's and the clarification of legal costs?. During the interim period of no agreement with Mr Akram, the Horton St Car Park has been utilised by the Piece Hall as a storage area; their occupation has been on a 3 month licence, on the basis that the Council would have VP at the time of a transfer to Mr Akram (subject to the requisite HoT's). The Licence is due to expire in December and I have been asked if this can be renewed for a further 3 months? I would hope, that subject to agreement being reached on the HoT's, that the acquisition process could be well progressed during the new year and therefore no extension to the licence would be signed off. However, I require some certainty of Mr Akram's position before I can advise accordingly. If you could please update me as to the costs position then that would be appreciated so we can hopefully agree the HoT's.	Email
14-Nov-24	Kevin Guy	Jonathan Wilson (Bramleys)	Any news from Mr Akram?	Email
19-Nov-24	Kevin Guy	Jonathan Wilson (Bramleys)	Further to our conversation last week, could you please confirm your clients position with regards to the offer proposed by the Council and his contentions for amendment/addition to this?	Email
11-Dec-24	Kevin Guy	Jonathan Wilson (Bramleys)	Further to my email on the 19 <sup>th</sup> November have you received any comments from your client?	Email



Date	From	To	Outline content	Type
? Date			JV discussions with CC regarding disposal of whole site. KTG in discussion with Stephen Hoyle CAFM and BNP	
14-Nov-19			KG to review position with SH and provide update by 21/11/19	
18-Nov-19			SL to chase to Ian Cairnes	
21-Nov-19			SL to send email B N Parabus regarding site access - KTG to follow up once this has been sorted	
05-Dec-19			SL has emailed again to ask if they have any update on the previous request sent on the 18/11/19	
09-Dec-19			Email received from Ian Cairns to state that in order to gain access we are required to register with the gate keeper and provided details on how to do this.	
16-Dec-19			Meeting with AECOM to discuss completion of this - Also to discuss the BCR and increased land values after projects finished in other areas similar.	
09-Jan-20			Still waiting for AECOM to complete the gateway.	
23-Jan-20			Same as previously we are still waiting on AECOM to complete this process.	
05-Feb-20			Still will AECOM - spoke to Kirsty she confirmed this is progressing	
20-May-20			KG to approach the agent for Cripplegate direct regarding negotiating acquisition	
04-Jun-20			KG to engage direct regarding Cripplegate, KG to email Ian Cairnes	
02-Jul-20			KG has chased regarding access but no response, to chase again.	
03-Oct-22			Kevin spoken with Richard Dunhill who requested some information ahead of meeting with his client.	Email
04-Oct-22			Kevin advised that Steve had meeting with Birch Sites and issue of a gas main was raised.	Email
06-Oct-22	Kevin Guy	Richard Dunhill (BNP)	Follow up from call with plans and clarification of plots required.	Email
02-Nov-22	Kevin Guy	Richard Dunhill (BNP)	Chase up email on progress with clients.	Email
22-Nov-22	Rachel Squire	Kevin Guy	Email received from Housing (Rachel Squire) in relation to potential sale of MHR Car park and NG/Birch site adjacent. Ruth updated her on current position in relation to Phase 2.	Email
22-Nov-22	Kevin Guy	Rachel Squire	KG confirmed that he is waiting for a proposal from NGN re their terms for disposal.	Email
31-Jan-23			Kevin spoken with Ian Cairns who wants us to make them an offer for the land take and licence. Kevin will draft a response.	Email
20-Feb-23	Kevin Guy	Iain Cairns (BNP)	Offer of £125 for land and £750 per week for licence with 2 x 12 month period extensions	Email
04-Apr-23	Kevin Guy	Iain Cairns (BNP)	Chasing up email on progress with clients following offer.	Email
19-Apr-23	Kevin Guy	Iain Cairns (BNP)	Chasing up email on progress with clients following offer.	Email
19-Apr-23			Kevin spoken with Steve Hoyle who is meeting Iain on Friday and will raise this with him.	Email
04-May-23	Kevin Guy	Iain Cairns (BNP)	Chasing up email on progress with clients following offer.	Email
04-May-23	Iain Cairns (BNP)	Kevin Guy	Advised focus is on getting the leases and collaboration agreed. Looking at the financial element and will revert. However, the licence extensions are too long and may impact on future sale. Asked for tightened timeframes and propose a firm start date.	Email
04-May-23	Kevin Guy	Iain Cairns (BNP)	Acknowledgement and advised we will discuss and revert.	Email
22-May-23	Kevin Guy	Iain Cairns (BNP)	Requesting telecon.	Email
22-May-23	Iain Cairns (BNP)	Kevin Guy	Suggested telecon 23 May	Email
26-May-23	Bryony Spencer (BNP)	Ruth Bragg	Email re contact from Aecom about ground conditions/environmental information existing on land owned by National Grid - National Grid do have documents but to be able to share would require a NDA signed by CMBC and Aecom.	Email
05-Jun-23	Bryony Spencer (BNP)	Ruth Bragg	Advised waiting for confirmation of solicitors to deal with NDA and have chased up.	Email
07-Jun-23	Bryony Spencer (BNP)	Ruth Bragg	Confirmed no requirement for solicitors to issue the NDA. NDA will need to be signed by Aecom and will send through once ready. Chased up National Grid for list of documents being provided.	Email
13-Jun-23	Bryony Spencer (BNP)	Ruth Bragg	Sent NDA for signature and return.	Email
22-Jun-23	Kevin Guy	Iain Cairns (BNP)	Asking is they require any further information from us and if there is an update on the discussions with NGN/BNP re land take.	Email
06-Jul-23	Iain Cairns (BNP)	Kevin Guy	Confirmed they have everything in terms of plans etc. Requested confirmation of the price and timing for licences.	Email
13-Jul-23	Kevin Guy	Iain Cairns (BNP)	Advised proposed likely term of licence, timeframe and suggested fee of £750 per week. Requested update and progression towards a settlement.	Email
27-Jul-23	Kevin Guy		Advised team that he has agreed purchase £125k for land and licence based on 18 mth plus 12 month option of £750 per week. Drafting HoTs - requested a licence for any Gis and they will send through an example.	Email
09-Aug-23			Kevin drafted Heads of Terms for internal review.	Email
14-Sep-23	Kevin Guy	Iain Cairns (BNP)	Kevin chasing up progress on review of HoTs sent to him.	Email
15-Sep-23	Iain Cairns (BNP)	Kevin Guy	Advised he's working on it and having to transfer info onto NG standard HoTs to encapsulate the environmental provisions.	Email
15-Sep-23	Kevin Guy	Iain Cairns (BNP)	Kevin thanked Iain for response.	Email
09-Oct-23	Kevin Guy	Iain Cairns (BNP)	Chasing up progress	Email
09-Oct-23	Iain Cairns (BNP)	Kevin Guy	Advised waiting for SI documents to be reviewed and then Council approval. Potential requirement for signed NDA	Email
10-Oct-23	Kevin Guy	Iain Cairns (BNP)	Kevin thanked Iain for response.	Email
01-Nov-23			Kevin advised invited to meeting re sale of Cripplegate and discussions re NGN. * Removal of gas storage commencing 4 Dec and will take 24-28 weeks. * Work to take place prior to sale of land but does it interfere with PH2 programme? Advised he would discuss with team and respond on PH2 timings etc.	Email
13-Nov-23	Iain Cairns (BNP)	Kevin Guy	Attaching NDA for CMBC to print and sign.	Email
13-Nov-23	Kevin Guy	Iain Cairns (BNP)	Email advising will review and return. Advised the PH2 programme will not interfere with gas storage removal works. Advised awaiting detailed programme and no commencement before early 2025. Requested acquisition of land and associated licence be completed sooner if possible.	Email
15-Nov-23	Ruth Bragg	Kevin Guy	Ruth advised we already have signed NDA	Email
19-Dec-23	Kevin Guy	Iain Cairns (BNP)	Chasing progress update re HoT document.	Email
18-Jan-24	Kevin Guy	Iain Cairns (BNP)	Chasing progress update re HoT document.	Email
31-Jan-24	Iain Cairns (BNP)	Kevin Guy	Advising he's finalising the HoTs and asked about the remaining SI document. Confirmed leasing land to NGN lease due to end 31 July 24. Purchase to be 1 September 2024 - are we happy with this?	Email
01-Feb-24	Kevin Guy	Iain Cairns (BNP)	Confirmed CMBC happy with 1 September 2024 as intended completion date but happy to complete before if possible. Once we have HoTs we can instruct the solicitors.	Email
21-Feb-24	Kevin Guy	Iain Cairns (BNP)	Chasing up re HoTs.	Email
21-Feb-24	Iain Cairns (BNP)	Kevin Guy	Advises still awaiting approval and outlines a few queries 1 - clarify freehold / leasehold 2 - Licence - assume the parts discussed and sought clarification re NG demise entirety of site to CMBC	Email
21-Feb-24	Iain	Kevin Guy	Sent draft copies of docs not to be circulated at present as still waiting for approval	Email
22-Feb-24	Kevin Guy	Iain Cairns (BNP)	Responded to queries	Email
28-Feb-24	Iain Cairns (BNP)	Kevin Guy	Asked if there are any comments on the Hots	Email
29-Feb-24	Kevin Guy	Iain Cairns (BNP)	Asked if he could forward the copy of HoTs for us to peruse and sign off	Email
29-Feb-24	Iain Cairns (BNP)	Kevin Guy	Advised awaiting NG approval	Email
13-Mar-24	Kevin Guy	Iain Cairns (BNP)	Chasing progress	Email
15-Mar-24	Iain Cairns (BNP)	Kevin Guy	Advised he's at National Grid today and hopes to receive further instruction.	Email
15-Mar-24	Kevin Guy	Iain Cairns (BNP)	Thanked him for update	Email
03-Apr-24	Kevin Guy	Iain Cairns (BNP)	Requested update on HoTs - asking if they were signed off and can now be circulated.	Email
05-Apr-24	Iain Cairns (BNP)	Kevin Guy	Advises the focus is on finalising the lease terms and various bits to be able to market the site. Don't envisage a problem with the HoTs and as soon as we are on market with sale we can finalise the sale for the highways aspect.	Email

05-Jun-24	Kevin Guy	Iain Cairns (BNP)	<p>Hope you are well?</p> <p>I understand from Steve Hoyle that the documents regarding the wider sale of the site are close to being signed off?</p> <p>On the basis that this will happen fairly soon, can we start progressing the acquisition of the land required for Phase 2?</p> <p>I note we were aiming for a completion date in Sept 2024 and this still falls within a realistic timeframe so far as our project is concerned.</p> <p>Please could you confirm what your position is please.</p>	Email
20-Jun-24	Kevin Guy	Iain Cairns (BNP)	<p>Hope you are well. Have you an update on the above please so I can keep the Project Team up to speed.</p>	Email
08-Jul-24	Iain Cairns (BNP)	Kevin Guy	<p>We are still waiting on the council on the leases but we are hoping that will be imminent. Just as an FYI it is likely that NGN will extend their lease on the site until the end of the year.</p>	Email
09-Jul-24	Kevin Guy	Iain Cairns (BNP)	<p>Thank you for the update.</p> <p>Is NGN's continued occupation likely to delay being able to complete on this matter? Works are not programmed until 2025 so from a practical perspective their presence should not impact on any works?</p> <p>I will speak with Steve Hoyle for an update.</p>	Email
08-Aug-24	Kevin Guy	Iain Cairns (BNP)	<p>Hope you are well.</p> <p>Do you have an update on when matters can be progressed on the above please?</p>	Email
22-Aug-24	Kevin Guy	Iain Cairns (BNP)	<p>Hope you are well.</p> <p>I was wondering are we in a position to start progressing the acquisition of the land, as per the agreed HoT's?</p> <p>An update would be greatly appreciated.</p>	Email
22-Aug-24	Kevin Guy	Iain Cairns (BNP)	<p>We have had a request by the appointed contractor to assist with arranging access to the Birch site to undertake a visual inspection of the works areas.</p> <p>This will not be intrusive and below is the email response from the gatekeeper system which denies entry until post NGN works? Can you assist please? I recall that previously such requests were granted and you helped to facilitate these.</p> <p>The preferred dates are below.</p> <p>Thursday 29th August – 9am Thursday 5th Sept – 10am</p>	Email
30-Aug-24	Iain Cairns (BNP)	Kevin Guy	<p>Any help would be most appreciated.</p> <p>Spoken to ngn re 5th sept inspection and should be fine</p> <p>Please can you liaise with matt cordingley re access mccordingley@northerngas.co.uk</p>	Email
11-Sep-24	Kevin Guy	Iain Cairns (BNP)	<p>I have just left a message on your voicemail – could you please give me call so we can discuss the current position with regards to the various.</p> <p>However, in the meantime I am wondering if you can help on something site related. During the inspection last week, a bund was identified to the north of the site – see picture below from 2015, which has now become overgrown as can be seen in the attached pictures. This bund falls partly within Plot 1/2a which is to be acquired and where works are required. The question is do you know if this bund was constructed to provide structural/retaining support to the boundary of the site? It was not possible to determine if the bund abuts solid rock or masonry?</p> <p>If you have any information then it would be greatly appreciated.</p> <p>I look forward to hearing from you.</p>	Email
10-Oct-24	Kevin Guy	Iain Cairns (BNP)	<p>Do you have time for a call today to discuss the above?</p>	Email
16-Oct-24	Kevin Guy	Iain Cairns (BNP)	<p>Any chance of a call on this please?</p>	Email
28-Nov-24	Kevin Guy	Iain Cairns (BNP)	<p>Further to our last conversation, I note that I am yet to receive your comments on the requests made regarding access to site etc, including confirmation that the agreed HoT's can now be progressed with legals. In the interim, the Public Inquiry has been scheduled for the 4-7 March 2025; this does not preclude us from continuing our discussions or instructing our respective legal teams to progress matters, which I hope can be confirmed in the very near future.</p>	Email
05-Dec-24	Iain Cairns (BNP)	Kevin Guy	<p>We are just about there with the Leases etc now, I am meeting Mark tomorrow and will discuss the below. Keen to get the site on the market as well. Will review the HOTS, however, have you reviewed the NG SI works etc, access to the site is via NGN for the time being as they are control of the site under a lease. Just for my info, as I have not done much CPO work, what does the public enquiry relate to?</p>	Email
05-Dec-24	Kevin Guy	Iain Cairns (BNP)	<p>Thanks for the update – could you let me have the NG SI information again please? We have had a general conversation, but like all these things these can be given so real focus when we are working through the HoT's etc. The Public Inquiry is where the Inspector determines the CPO which has been made by the Council ie confirms or rejects it; in essence a confirmed CPO guarantees land assembly and entry which are required for the scheme but does not address outstanding compensation issues which can continue to be discussed and negotiated. The need to discuss accommodation works etc also continues. Happy to talk this through at any time but look forward to hearing from you re the HoT's.</p>	Email
18-Dec-24	Kevin Guy	Iain Cairns (BNP)	<p>Further to my email below have you had chance to review the HoT's again? I really would like to understand what your position is with regards to progressing the land acquisition. Early in the new year we will have to prepare the Proofs of Evidence which are required for the Inquiry; I am hopeful that these could include narrative which acknowledges/confirms that an agreement in principle has been agreed. Unless the acquisition is completed prior to the Public Inquiry (which is suspect is not possible) at least positive comments on what is agreed would be most useful. Could you please revert to me at your earliest convenience.</p>	

Date	From	To	Outline content	Type
25-Oct-22	Kevin Guy	Mr Rawnsley (Copley)	Offer proposal in respect of Supplemental CPO.	Letter
25-Oct-22	Kevin Guy	Mr Rawnsley (Greetland)	Offer proposal in respect of Supplemental CPO.	Letter
25-Oct-22	Kevin Guy	Mr Rawnsley (c/o Revista)	Offer proposal in respect of Supplemental CPO.	Letter
04-Nov-22		LETTER REUTNRED FROM COPLEY ADDRESS		
06-Feb-23	Kevin Guy	Mr Rawnsley (Greetland)	Requesting details of appointed local agent/representative acting on behalf of Mr Rawnsley	Letter
06-Feb-23	Kevin Guy	Mr Rawnsley (c/o Revista)	Requesting details of appointed local agent/representative acting on behalf of Mr Rawnsley	Letter
14-Mar-23	Kevin Guy	Charles Felgate (Geldards)	Requested they draft an appropriation letter for consideration given we have received no progress from him to date	Email
30-Mar-23	Kevin Guy	Charles Felgate (Geldards)	Had no contact from Mr Rawnsley. Requested Geldards write to him and provide suitable update on matters and plans for the CPO in an attempt to prompt a response.	Email
30-Mar-23	Charles Felgate (Geldards)	Kevin Guy	Agreed to sending letter.	Email
19-Apr-23		Geldards wrote to Mr Rawnsley		Letter
04-May-23	Kevin Guy	Jack Spencer (Walker Singleton)	Email advising he has been instructed to act on behalf of Mr Rawnsley	Email
10-May-23	Kevin Guy	Jack Spencer (Walker Singleton)	Email advising he needs meeting and official instructions from Mr Rawnsley. Initial feedback is that he doesn't object to the CPO but is not agreeable to level of compensation proposed. Jack will discuss further and come back with counter proposals.	Email
22-May-23	Jack Spencer (Walker Singleton)	Kevin Guy	Chasing progress	Email
26-May-23	Jack Spencer (Walker Singleton)	Kevin Guy	Email thanking us for patience and confirmed he is in discussions with them to draft the compensation proposals and will come back to us thereafter.	Email
13-Jul-23	Kevin Guy	Jack Spencer (Walker Singleton)	Chasing progress	Email
14-Jul-23	Jack Spencer (Walker Singleton)	Kevin Guy	Jack reported all outstanding CPO matters and is awaiting instructions - is chasing accordingly.	Email
03-Aug-23	Kevin Guy	Jack Spencer (Walker Singleton)	Chasing progress to see if client has given instruction.	Email
09-Aug-23	Jack Spencer (Walker Singleton)	Kevin Guy	Jack advised spoke with client to chase for instructions and should have update this week.	Email
31-Aug-23	Kevin Guy	Jack Spencer (Walker Singleton)	Chasing up progress	Email
14-Sep-23	Kevin Guy	Jack Spencer (Walker Singleton)	Chasing up progress	Email
05-Oct-23	Jack Spencer (Walker Singleton)	Kevin Guy	Advised he has spoken to the client and he is aware he needs to make a decision and hopes to have response w/c 16 October upon return from leave.	Email
18-Oct-23	Kevin Guy		Advised he'd met with Jack Spencer to progress - Jack will be pushing Mr Rawnsley for a response	Meeting
26-Oct-23	Kevin Guy	Jack Spencer (Walker Singleton)	Chasing progress	Email
01-Nov-23	Jack Spencer (Walker Singleton)	Kevin Guy	Advised following discussion with Mr Rawnsley that he is not objecting to the CPO but does not agree with level of compensation proposed. Jack has advised him and now waits formal instructions on counter proposal - difficult as Mr Rawnsley spends a lot of time out of the country. Advised he'd spoken with him yesterday to chase and will come back to us asap.	Email
14-Dec-23	Kevin Guy	Jack Spencer (Walker Singleton)	Chasing up progress	Email
15-Dec-23	Jack Spencer (Walker Singleton)	Kevin Guy	Advised he's chased up and is still awaiting instructions - will give Neil a nudge.	Email
25-Jan-24	Kevin Guy	Jack Spencer (Walker Singleton)	Chasing update on instruction from client.	Email
31-Jan-24	Jack Spencer (Walker Singleton)	Kevin Guy	Advised he's been away but has chased Neil - still awaiting instruction	Email
18-Mar-24	Kevin Guy	Jack Spencer (Walker Singleton)	Asked for update from Mr Rawnsley	Email
21-Mar-24	Jack Spencer (Walker Singleton)	Kevin Guy	Advised spoken with client who is reviewing the proposals. Expecting feedback and instructions shortly. Continue to chase in due course	Email
23-Apr-24	Kevin Guy	Jack Spencer (Walker Singleton)	Requesting update from his client.	Email
03-May-24	Jack Spencer (Walker Singleton)	Kevin Guy	Advises he continues to chase his client and has no instructions yet.	Email
31-May-24	Kevin Guy	Jack Spencer (Walker Singleton)	Chasing up progress	Email
05-Jun-24	Kevin Guy	Jack Spencer (Walker Singleton)	I note you were awaiting an instruction from your client? In the absence of that are you able to provide any indication of the potential quantum of claim and/or if he does intend to engage with the Council? I look forward to hearing from you.	Email
11-Jun-24	Kevin Guy		I was chasing Jack Spencer on this and have just spoken to him; the upshot being is that he is expecting Mr Rawnsley to instruct him to make a proposal to the Council. Unofficially he told me that the figure which Mr Rawnsley is promoting is £105,000. I will await the formal letter before considering our position in the hope that we have also received a proposal from Matalan.	Email
25-Jun-24	Jack Spencer (Walker Singleton)	Kevin Guy	Sorry for the delay in coming back to you on this. I received instructions but then have just been away on annual leave, poor timing from me. Subject to contract & without prejudice My instructions are that Neil does not object to the CPO itself, but does objecting to the proposed level of compensation. Our principle comparable evidence relates to the sale of the Land at Heaton Street Car Park in Brighouse. Whilst I note this is slightly larger than the subject, the proposed CPO leaves an awkward rectangular shape towards the southern boundary which has the impact of reducing the net area, serving the overall impact on size to be around the same. This transacted back in 2021 and we consider values have increased since, and we have applied a small upward adjustment to compensate for this. Neil has advised me he would be willing to consider £105,000 for the plot of land.	Email
29-Jul-24	Jack Spencer (Walker Singleton)	Kevin Guy	Chasing email.	Email
30-Jul-24	Kevin Guy	Jack Spencer (Walker Singleton)	I have reviewed the proposal and note the comparable provided. I am aware of this sale and the background to this. I will revert to you with a more comprehensive response but in the meantime I would request other comparables to support your proposal.	
11-Dec-24	Kevin Guy	Jack Spencer (Walker Singleton)	Further to your email 25 June 2024, I can now confirm that I have reviewed your proposal and the comparable which you detailed. I have knowledge of the comparable sale and the headline value is certainly one which makes interesting reading. However, I believe this to be inflated due to the nature of the bidders, which happened to be the former tenant and an adjacent property owner (who had, prior to the auction, no car parking provision at this property). Without delving too deep into this and as we have discussed with regards to other interests which you have knowledge of, the reality is that there is a lack of comparable transactions which provide more objectivity than subjectivity when assessing the value in this instance for 44.51 sq m. Having reviewed this again, I have considered a slightly different approach and one which I hope reflects the characteristics of the site. There would be sufficient space to accommodate 4 car park spaces parallel to the public pavement, of which the land take would take half of each space., making the spaces redundant. Therefore, I would promote a figure of £10,000 per space as being the value of compensation due to your client plus the licence fee of £13,000 (previously tabled in October 2022) for a 6 month period of occupation during the works. This would provide a total compensation package of £53,000. Could you please consider this and revert to me with your thoughts.	

Note - letter not on file - ask Kevin if he's got a copy



Date	From	To	Outline content	Type
06-Oct-22	Kevin Guy	Nick Holdsworth (O&C)	Offer letter £25k	Email
20-Oct-22	Kevin Guy	Nick Holdsworth (O&C)	Chase if offer has been reviewed	Email
20-Oct-22	Nick Holdsworth (O&C)	Kevin Guy	Acknowledged receipt - passed to lawyers for review and will chase up. Requested contact re acquiring land	Email
20-Oct-22	Kevin Guy	Nick Holdsworth (O&C)	Advised contact and suggested further call if required.	Email
22-Nov-22	Kevin Guy	Nick Holdsworth (O&C)	Chase progress on offer	Email
16-Jan-23	Kevin Guy	Nick Holdsworth (O&C)	Chase progress on offer and suggested call	Email
19-Jan-23	Keith Cannon (O&C)	Kevin Guy	Advising he is progressing the discussions and requested initial discussion to have up to date information	Email
31-Jan-23	Kevin Guy	Keith Cannon (O&C)	Discussion held via phone and Kevin sent offer email of 6 October and land plan	Email
06-Feb-23	Kevin Guy	Keith Cannon (O&C)	Additional plan sent.	Email
27-Feb-23	Kevin Guy	Keith Cannon (O&C)	Checking if further information is required.	Email
09-Mar-23	Kevin Guy	Keith Cannon (O&C)	Chasing up progress	Email
30-Mar-23	Kevin Guy	Keith Cannon (O&C)	Chasing up progress	Email
12-Apr-23	Kevin Guy	Keith Cannon (O&C)	Chasing up progress	Email
20-Apr-23	Kevin Guy	Keith Cannon (O&C)	Chasing up progress	Email
20-Apr-23	Keith Cannon (O&C)	Kevin Guy	Requested site meeting to review land and acquire some background info.	Email
05-May-23	Kevin Guy	Keith Cannon (O&C)	Thanked for site meeting and advised will forward proposal.	Email
08-Jun-23	Keith Cannon (O&C)	Kevin Guy	Chasing up further information promised.	Email
08-Jun-23	Kevin Guy	Keith Cannon (O&C)	Advised waiting for plan clarifying proposals.	Email
08-Jun-23	Keith Cannon (O&C)	Kevin Guy	Thanked and waiting to hear back.	Email
26-Jun-23	Keith Cannon (O&C)	Kevin Guy	Chasing up progress	Email
26-Jun-23	Kevin Guy	Keith Cannon (O&C)	Advised plan will be sent through by cop	Email
28-Jun-23	Keith Cannon (O&C)	Kevin Guy	Chased up plan.	Email
30-Jun-23	Kevin Guy	Keith Cannon (O&C)	Offer letter and plans sent.	Email
13-Jul-23	Kevin Guy	Keith Cannon (O&C)	Outline of timelines for phases of work	Email
13-Jul-23	Keith Cannon (O&C)	Kevin Guy	Acknowledged receipt and will come back with proposal based on agreeing to land sale/swap	Email
31-Aug-23	Kevin Guy	Keith Cannon (O&C)	Chasing up progress	Email
14-Sep-23	Kevin Guy	Keith Cannon (O&C)	Chasing up progress	Email
25-Sep-23	Keith Cannon (O&C)	Kevin Guy	Advised unable to obtain further instruction. Advised leaving O&C on 28 Sept and will be handled by Jason Bannister of Finn Gledhill. Nick Holdsworth will be involved. Included contact details for Jason	Email
02-Oct-23	Kevin Guy	Jason Bannister (Finn Gledhill)	Sent Jason previous information sent to Keith Cannon and suggested call to explain the history	Email
12-Oct-23	Kevin Guy	Jason Bannister (Finn Gledhill)	Chasing up progress	Email
12-Oct-23	Jason Bannister (Finn Gledhill)	Kevin Guy	Acknowledged and suggested meeting with himself and Nick Holdsworth to discuss details.	Email
13-Oct-23	Kevin Guy	Jason Bannister (Finn Gledhill)	Suggested date to meet	Email
19-Oct-23	Kevin Guy	Kevin Guy	Following meeting with Jason Bannister - solicitor - advises meeting was good and in essence thinks we have a deal subject to discussions with Nick on return from holiday. Only item query was the notice period before we take occupation of the works area. They have a rolling lease with Excel who require 4 months to vacate - don't see this as being a problem. Also advised Nick has acquired the old bank and contact re this should go via Jason.	Meeting
14-Nov-23	Kevin Guy	Jason Bannister (Finn Gledhill)	Chasing up progress on additional land take	Email
12-Dec-23	Russell Holmes (Michael Denton Assr Kevin Guy	Kevin Guy	Building surveyor acting for O&C on a number of sites across HX TC. Requested CAD plans for road widening scheme between Prescott St and the Library.	Email
14-Dec-23	Kevin Guy	Jason Bannister (Finn Gledhill)	Chasing up progress	Email
14-Dec-23	Kevin Guy	Russell Holmes (Michael Denton Associates)	Send PDF plans	Email
15-Dec-23	Russell Holmes (Michael Denton Assr Kevin Guy	Kevin Guy	Requested CAD files	Email
28-Dec-23	Kevin Guy	Jason Bannister (Finn Gledhill)	Chasing up progress on additional land take and request for inclusion on Stakeholder Contact List for updates on developments.	Email
02-Jan-24	Jason Bannister (Finn Gledhill)	Kevin Guy	Advises he will speak with client and revert re times for a site visit. Agreement to being included on the stakeholder list.	Email
08-Jan-24	Kevin Guy	Jason Bannister (Finn Gledhill)	Acknowledge and awaiting update	Email
08-Jan-24	Jason Bannister (Finn Gledhill)	Kevin Guy	Requested site meeting Wed 17 January	Email
09-Jan-24	Kevin Guy	Charles Felgate (Geldards)	Emailed original purchase documents following Teams call 9 Jan	Email
07-Mar-24	Kevin Guy	Kevin Guy	Site meeting with Nick Holdsworth	Meeting
09-Mar-24	Russell Holmes (Michael Denton Assr Kevin Guy	Kevin Guy	Advises what CAD files they require	Email
13-Mar-24	Russell Holmes (Michael Denton Assr Kevin Guy	Kevin Guy	Chasing up CAD files	Email
15-Mar-24	Kevin Guy	Russell Holmes (Michael Denton Associates)	Sent CAD files	Email
25-Mar-24	Kevin Guy	Russell Holmes (Michael Denton Associates)	Sent revised CAD files	Email
03-Apr-24	Kevin Guy	Russell Holmes (Michael Denton Associates)	Making sure the information provided was what they required.	Email
03-Apr-24	Russell Holmes (Michael Denton Assr Kevin Guy	Kevin Guy	Advised rec'd plans - bit redacted in the layering but hopefully will be able to extract the relevant parts and will be back in touch.	Email
08-May-24	Kevin Guy	Russell Holmes (Michael Denton Associates)	Chasing up progress with Nick.	Email
09-May-24	Russell Holmes (Michael Denton Assr Kevin Guy	Kevin Guy	Advises he's got a meeting next Tuesday and will revert thereafter	Email
27-Jun-24	Kevin Guy	Russell Holmes (Michael Denton Associates)	Chasing up progress	Email
27-Jun-24	Russell Holmes (Michael Denton Assr Kevin Guy	Kevin Guy	We are currently working on the project and hope to respond to our clients early next week	Email
15-Aug-24	Kevin Guy	Russell Holmes (Michael Denton Associates)	I was wondering if there was an update on this position?	Email
15-Aug-24	Russell Holmes (Michael Denton Assr Kevin Guy	Kevin Guy	I have just returned from Holiday so will check with Nick where he is at with it I believe he is away until Monday 19th	Email
16-Aug-24	Kevin Guy	Russell Holmes (Michael Denton Associates)	Thank you – would be appreciated	Email
16-Aug-24	Kevin Guy	Kevin Guy	Nick Holdsworth emailed Kevin requesting a call	Telecon
19-Aug-24	Kevin Guy	Kevin Guy	Kevin left message for Nick to call him back.	Telecon
30-Aug-24	Nick Holdsworth (O&C)	Kevin Guy	Afternoon hope you are well. Just trying to figure out this land at the Church St car park. Having looked at our car parking proposal for the site, we have calculated that the pink and blue land would reduce overall car parking capacity by 27% or 38 Spaces. We have obtained a valuation from Walker Singleton advising that the unit rate for a car parking bay at Church St would be £850.00 pa excl. If we assume a NIY of 7% we can value the loss at c.£450,000.00 What are your thoughts?.	Email
06-Sep-24	Kevin Guy	Nick Holdsworth (O&C)	Thank you for your email which I have reviewed.  I note your comment that the Council's revised land requirement will result in a loss of 38 car park spaces, however, the area shaded pink is the only area required on a permanent basis ; the land shaded blue is only required on a temporary basis during the works. As you are aware the Council already own the land hatched orange, including the bell mouth which projects into the area currently used as car park. We also discussed, when on site, that the green roadside fence does not align with the ownership boundary and that this fence was erected by the previous owners before any discussions with the Council – is it possible that this has been used as a reference point when designing your car park layout?  The Council's proposal submitted last year included the transfer of 75sqm (bell mouth coloured green) to O & C and the acquisition by the Council of Plots 1/1a & 1/1b which extend to 91.48 sqm – therefore the net land area required by the Council is 16 sqm. In my discussions with Keith Cannon, he promoted this as being beneficial when considering that the ownership at this point would be beneficial when designing the car park layout, hence its inclusion as part of the proposal.  I have not had sight of your proposals regarding the car parking layout so cannot make any further comment on the issue of the 'loss' of 38 spaces. Could you please let me have your thoughts on the above so I can then discuss the matter with the Project Team.	Email

23-Sep-24	Kevin Guy	Nick Holdsworth (O&C)	Further my email below are you able to revert to me with your thoughts please?. I am keen to progress our discussions in the very near future.	Email
08-Oct-24	James Driver	Nick Holdsworth (O&C)	As you will no doubt be aware, Phase 2 is now onsite and progressing reasonably well and although the next corridor (which Church Street forms part of) is currently programmed to start in summer next year, we are beginning to look at possible areas we can commence works on early, off carriageway sections particularly. So along with this and the interfaces we will likely see between the scheme and your works throughout Halifax, would you like to come into Princess Buildings to discuss Church Street and also generally a bit of a catch up ?	Email
08-Oct-24	Nick Holdsworth (O&C)	James Driver	It's great to see the highway works progress, Salterhebble is a big improvement. We certainly don't want to delay matters and are happy to agree on a swift conclusion to this CPO application. I'll go back over the plans and drop you a line asap.	Email
08-Oct-24	James Driver	Nick Holdsworth (O&C)	Apologies after checking diaries, next week isn't great. Tuesday 22nd any time between 11:30-13:30 Or Thursday 24th any time between 11:00-13:00	Email
08-Oct-24	Nick Holdsworth (O&C)	James Driver	Thanks, James; how about next week any dates or times more suitable than others?	Email
09-Oct-24	Nick Holdsworth (O&C)	James Driver	Thanks, James. I can do the 31st or the 1st of November at 11.00am.	Email
09-Oct-24	Nick Holdsworth (O&C)	James Driver	See you on Tuesday the 5 <sup>th</sup> Nov at 10-11.	Email
25-Nov-24	Russell Holmes (Michael Denton Assr Kevin Guy		Plans attached as requested for further discussion 204 spaces over 3 levels CPO would take out 45 spaces approx. 22%	Email



Date	From	To	Outline content	Type
7 June			As opening discussions now decision made on actual scheme detail - KTG contacting agent KTG has written today to request a meeting to discuss proposals.	
14-Nov-19			Still no response from Ian - KTG to chase	
26-Nov-19			KTG to contact Matalan to find out who they deal with and try to process this through them.	
09-Jan-20			Kevin task today	
23-Jan-20			KTG has found the contact details for the person who previously engaged with us and is in the process of trying to contact her now.	
05-Feb-20			Lambert Smith Hampton are the agents and contact has been made - KTG to chase today	
20-May-20			Agent has all received additional drawings which include specific reference to land take and land give negotiations - KTG awaiting response.	
04-Jun-20			Queries have been answered and additional drawings provided but as yet no confirmation from client. KTG to chase.	
03-Jul-20			Kevin has chased this week but still not had a response regarding the information sent.	
29-Jan-21	Martyn Lytalls (Lambert Smith Hampton)	Sec of State for Transport	Objection to the CPO orders	Letter
29-Jan-21	Ian Chesdale	Sec of State for Transport	Confirmation CMC will contribute to professional fees in reaching negotiated settlement and not through objection of CPO. Meeting to be arranged on site to review matters	Letter
13-Sep-21	Kevin Guy	Martyn Lytalls (Lambert Smith Hampton)		Email
29-Sep-21	Martyn Lytalls (Lambert Smith Hampton)	Kevin Guy	Agreement to fee proposal and will liaise with Ian Chesdale and Greg Barraclough for a meeting	Email
28-Sep-21	Kevin Guy	Martyn Lytalls (Lambert Smith Hampton)	Acknowledgement of email	Email
28-Sep-21	Penny Dargan Main	Martyn Lytalls (Lambert Smith Hampton)	Confirmation of site meeting to allow parties to discuss the scheme in term of opportunities and concerns - 2 November	Email
27-Oct-21	Martyn Lytalls (Lambert Smith Hampton)	Penny Dargan Main	Advise no longer able to attend site meeting and that Greg Barraclough will represent	Email
01-Nov-21	Martyn Lytalls (Lambert Smith Hampton)	Kevin Guy	Sent invoice as agreed for payment	Email
08-Aug-22	Greg Barraclough (Lambert Smith Hampton)	Penny Dargan Main	Requesting update from the meeting held in November	Email
21-Sep-22			Topo survey required for updated design of Matalan carpark. This has now been completed and given to Accom. Awaiting Accom to update designs.	
24-Nov-22			Rush to chase ACCOM. Check in re proposals and number of parking spaces	
31-Jan-23	Kevin Guy	Greg Barraclough (Lambert Smith Hampton)	Proposed plan needs final tweaking but may be sufficient for Kevin to present to clients.	
31-Jan-23	Greg Barraclough (Lambert Smith Hampton)	Kevin Guy	Requesting confirmation of who is dealing with the matter and confirm current contact details.	Email
31-Jan-23	Zakir Mangera (Workman LLP)	Kevin Guy	Advised the scheme is progressing and in process of preparing an update.	Email
01-Feb-23			Advised property mgmt services transferred to Workman LLP week 1 Nov 22. Information landform re clarification on whether Martyn and team still involved. Will confirm so information can be passed on.	
01-Feb-23	Kevin Guy	Zakir Mangera (Workman LLP)	Advised Greg Barraclough forwarded email. Confirmed that Workman now taken over management of the property and colleague Nas, along with Ian Chesdale dealing with the matter. Requested correspondence is sent to them.	Email
01-Feb-23	Zakir Mangera (Workman LLP)	Kevin Guy	Workman taken over the management of the property (contacts Zakir Mangera and Naseeba Ditta Gulraiz). Ian Chesdale is dealing with the matter on behalf of Matalan.	Email
01-Feb-23	Zakir Mangera (Workman LLP)	Kevin Guy	Acknowledged email and advised will forward relevant information with follow up call.	Email
01-Feb-23	Zakir Mangera (Workman LLP)	Kevin Guy	Confirmed they had notes from a meeting May 21. It was there may be objections to the initial order. Has copy of plans. Requested latest correspondence and associated plans be sent for review.	Email
07-Feb-23	Kevin Guy	Zakir Mangera (Workman LLP)	Sent copy of CPO plan and copy of revised design proposal. Suggested call/meeting with project team on site to talk through the proposals.	Email
07-Mar-23	Kevin Guy	Zakir Mangera (Workman LLP)	Follow up to progress with offer of site meeting	Email
07-Mar-23	Zakir Mangera (Workman LLP)	Kevin Guy	Advise liaising with client and will get back to us ASAP.	Email
20-Mar-23	Kevin Guy	Zakir Mangera (Workman LLP)	Chased up progress.	Email
20-Mar-23	Zakir Mangera (Workman LLP)	Kevin Guy	Advised progressing, waiting for sign off from the client's CPO surveyor	Email
28-Mar-23	Zakir Mangera (Workman LLP)	Kevin Guy	Confirmation of site meeting 11 April - requesting Ian Chesdale is invited	Email
30-Mar-23	Zakir Mangera (Workman LLP)	Kevin Guy	Meeting re-arranged to 17 April on site	Email
31-Apr-23	Naseeba Ditta Gulraiz (Workman LLP)	Kevin Guy	Meeting to be re-arranged as Matalan no longer available - awaiting new availability	Email
20-Apr-23	Kevin Guy	Naseeba Ditta Gulraiz (Workman LLP)	Chased up progress.	Email
20-Apr-23	Naseeba Ditta Gulraiz (Workman LLP)	Kevin Guy	Confirmed site meeting proposal 26 April	Email
02-May-23	Kevin Guy	Naseeba Ditta Gulraiz and Zakir Mangera (Workman LLP)	Following site meeting, requested schedule of information they require from Council and upon receipt we will provide and that the Council would like to progress with some agreed Heads of Terms to enable owner and Matalan to withdraw their objections.	Email
02-May-23	Zakir Mangera (Workman LLP)	Kevin Guy	Acknowledges email and advised waiting for queries from Tim and will forward on upon receipt.	Email
12-May-23	Zakir Mangera (Workman LLP)	Kevin Guy	Emailled list of queries from Tim Taylor for review and comment.	Email
12-May-23	Kevin Guy	Zakir Mangera (Workman LLP)	Acknowledges email and advised the team will review and revert with their thoughts.	Email
13-Jun-23	Zakir Mangera (Workman LLP)	Kevin Guy	Chasing up progress on the list of queries.	Email
19-Jun-23	Kevin Guy	Zakir Mangera (Workman LLP)	Response to list of queries and supporting plans sent.	Email
27-Jun-23	Zakir Mangera (Workman LLP)	Kevin Guy	Response to list of queries with additional comments.	Email
08-Jul-23	Kevin Guy	Zakir Mangera (Workman LLP)	Response to additional comments with plans and documentation	Email
20-Jul-23	Kevin Guy	Kevin Guy	Chasing up response to progress matters	Email
25-Jul-23	Ged Massie (Kieppie Massie)	Kevin Guy	Advising of his appointment by Matalan - email setting out his fees for our agreement.	Email
26-Jul-23	Zakir Mangera (Workman LLP)	Kevin Guy	Email response on queries - okay with traffic flows, wants confirmation of design on highway alignment, happy with utility and road alteration works working closely on site	Email
26-Jul-23			Kevin received email for the agent appointed for Matalan - he will be speaking with him to see what the issues are.	
26-Jul-23			Kevin advised he's spoken to agent working for Matalan - has not had sight of any information.	
31-Jul-23	Kevin Guy	Zakir Mangera (Workman LLP)	Requested CPO pack, revised design and objection letter.	Email
09-Aug-23	Kevin Guy	Zakir Mangera (Workman LLP)	Kevin emailed with response to queries on 26 July. Requesting working up heads of terms, advised Matalan agent been in touch (Ged Massie).	Email
09-Aug-23	Ged Massie (Kieppie Massie)	Kevin Guy	Kevin emailed Ged with historic information and plans etc.	Email
09-Aug-23	Ged Massie (Kieppie Massie)	Kevin Guy	Acknowledges receipt of email and documentation. Will go through it and come back to us.	Email
28-Aug-23	Ged Massie (Kieppie Massie)	Kevin Guy	Ged been through information and emailed for clarification to ensure his understanding is correct.	Email
29-Aug-23	Kevin Guy	Ged Massie (Kieppie Massie)	Confirming agreement of Ged's fees - advising of cap on this contribution.	Email
29-Aug-23	Ged Massie (Kieppie Massie)	Kevin Guy	Need to the cap - requested details on invoicing.	Email
31-Aug-23	Kevin Guy	Zakir Mangera (Workman LLP)	Chasing progress on email 31 July and advised re-discussions with Ged in relation to Matalan's position.	Email
06-Sep-23	Kevin Guy	Ged Massie (Kieppie Massie)	Kevin emailed response to Ged's queries and suggested telecon to discuss works in general	Email
21-Sep-23	Kevin Guy	Ged Massie (Kieppie Massie)	Kevin emailed chasing progress	Email
21-Sep-23	Zakir Mangera (Workman LLP)	Kevin Guy	Apols for delay advised waiting on info on compensation from landlord. Will get back to us ASAP.	Email
21-Sep-23	Kevin Guy	Zakir Mangera (Workman LLP)	Acknowledged and thanked for response.	Email
21-Sep-23	Zakir Mangera (Workman LLP)	Kevin Guy	Advised waiting for some info on the compensation point from the landlord	Email
10-Oct-23	Kevin Guy	Ged Massie (Kieppie Massie)	Kevin emailed chasing progress	Email
10-Oct-23	Ged Massie (Kieppie Massie)	Kevin Guy	Advise he will progress and come back to u	Email
10-Oct-23	Kevin Guy	Zakir Mangera (Workman LLP)	Kevin emailed chasing progress	Email
19-Oct-23	Ged Massie (Kieppie Massie)	Kevin Guy	Reported to clients and provided him with comprehensive list of issues to consider. Suggested meeting to discuss further and will come back to us after the meeting. Requested further update from CMCB in terms of contractor appointment and progress on design, timings etc.	Email
20-Oct-23	Kevin Guy	Ged Massie (Kieppie Massie)	Advised the contract has been awarded and that the current programme for the Eastern corridor starts in July 25 and works will last 12 months. More details to come as the contractor starts providing requisite details for the programme.	Email
01-Nov-23	Ged Massie (Kieppie Massie)	Kevin Guy	Advised he's met with Ian Chesdale and Ian is giving the matter some further thought. Will come back to us in few weeks.	Email
01-Nov-23	Kevin Guy	Ged Massie (Kieppie Massie)	Acknowledged email and advised that would like clarity that Matalan and MRC are aligned in regards to the information provided and with the respective objections made by both parties, both of which mirrored each other.	Email
02-Nov-23	Ged Massie (Kieppie Massie)	Kevin Guy	Advised no answer to give re alignment between Matalan and MRC. Not been discussed with Ian. Unsure if misunderstood and suggested a chat with Kevin re this.	Email
06-Nov-23	Kevin Guy	Zakir Mangera (Workman LLP)	Requested update from clients.	Email
08-Nov-23	Kevin Guy	Ged Massie (Kieppie Massie)	Happy to have meeting	Telecon
10-Nov-23	Kevin Guy	Zakir Mangera (Workman LLP)	Kevin emailed chasing progress	Email
22-Nov-23	Kevin Guy	Zakir Mangera (Workman LLP)	Advised change of asset manager. Tim confirmed technical bits. Instructed a valuation surveyor who is due to report in shortly	Email
29-Nov-23	Kevin Guy	Zakir Mangera (Workman LLP)	Acknowledged email	Email
11-Dec-23	Kevin Guy	Ged Massie (Kieppie Massie)	Chasing progress following telecon.	Email
12-Dec-23	Ged Massie (Kieppie Massie)	Kevin Guy	Advised chased and will chase again.	Email
11-Jan-24	Kevin Guy	Ged Massie (Kieppie Massie)	Chasing progress	Email
18-Jan-24	Ged Massie (Kieppie Massie)	Kevin Guy	Advised he is working through docs provided and will request a clarification meeting to run through on a WP basis initial thoughts about the structure for content of an agreement and will come back to us asap.	Email
23-Jan-24			Advised he's met with Ian yesterday and ran through the matters. There are still some points to be considered / investigated. Advice he's at the stage when it would be useful to meet up with us to run through on a WP basis what the scope may be for a potential agreement.	
23-Jan-24	Ged Massie (Kieppie Massie)	Kevin Guy	Kevin and Ged held telecon	Telecon
04-Feb-24	Kevin Guy	Ged Massie (Kieppie Massie)	Follow up from telecon meeting - Ged confirmed actions. Ged to speak with Nick Davies, acting for landlord to confirm approach on land take, work up with Ian the accommodation works and liaise with Matalan re appointment of solicitor. Kevin to send blank HoTs as example and up to date plan and programme for the road.	Email
14-Feb-24	Kevin Guy	Zakir Mangera (Workman LLP)	Kevin and HoTs and plan. Advised awaiting updated programme from contractor.	Email
27-Feb-24	Kevin Guy	Zakir Mangera (Workman LLP)	Chasing up progress re the surveyor and asks when are we likely to hear from him.	Email
04-Mar-24	Kevin Guy	Ged Massie (Kieppie Massie)	Chasing up progress on news from the valuation surveyor	Email
06-Mar-24	Ged Massie (Kieppie Massie)	Kevin Guy	Chased up progress and advised still attempting to hear from valuation surveyor	Email
28-Mar-24	Kevin Guy	Zakir Mangera (Workman LLP)	Chasing up progress	Email
09-Apr-24	Kevin Guy	Ged Massie (Kieppie Massie)	Chasing up progress	Email
04-Apr-24	Ged Massie (Kieppie Massie)	Kevin Guy	Thanks for reminder - chased Matalan at beginning of March but had no reply. Chasing up again and will come back when had a response.	Email
16-Apr-24	Kevin Guy	Zakir Mangera (Workman LLP)	Requested an update	Email
16-Apr-24	Zakir Mangera (Workman LLP)	Kevin Guy	Advised both himself and Ian at Matalan have chased up but not heard back. Will be chasing again today as keen also to get this resolved. Will come back once had an update.	Email
01-May-24	Kevin Guy	Ged Massie (Kieppie Massie)	Chasing up progress	Email
01-May-24	Kevin Guy	Zakir Mangera (Workman LLP)	Chasing up progress	Email
02-May-24	Ged Massie (Kieppie Massie)	Kevin Guy	Advised he's continuing to chase Matalan - Advises that Ian was waiting for feedback from his colleagues	Email
02-May-24	Zakir Mangera (Workman LLP)	Kevin Guy	Advises that he's heard back from Nick and is expecting his report by 7 May after which he can obtain client instructions. He will come back to us by end of the week.	Email
13-May-24	Zakir Mangera (Workman LLP)	Kevin Guy	Advising report received which he's reviewed and making recommendations to his client. Will respond as soon as he hears back.	Email
13-May-24	Kevin Guy	Zakir Mangera (Workman LLP)	Acknowledges receipt	Email
14-May-24	Kevin Guy	Ged Massie (Kieppie Massie)	Advising he's heard from Zakir and asking him to confirm Matalan's position.	Email
09-Jun-24	Ged Massie (Kieppie Massie)	Kevin Guy	Advises he's been on leave - hasn't heard anything so will chase Matalan again.	Email
09-Jun-24	Kevin Guy	Ged Massie (Kieppie Massie)	Advises MRC's response is due this week and will let Ged know.	Email
12-Jun-24	Kevin Guy	Zakir Mangera (Workman LLP)	Chasing up progress	Email
12-Jun-24	Zakir Mangera (Workman LLP)	Kevin Guy	Advises he's spoken with Matalan. They have a proposal on the capital value but requests some additional information for Ged and Nick to review - detailed plans and method of works for the site, both the permanent and temporary including associated timelines. Can arrange a call with Ian Nick and Ged to run through what is needed to bring this to a close.	Email
12-Jun-24	Kevin Guy	Zakir Mangera (Workman LLP) and Ged Massie	Advises a call would be easier. Will ask the team to pull together a works programme and send over. Asked Ged if Ian had come back to him with information re temporary signage. It would be useful to have this to hand to discuss with the wider team. Requested an indication of the capital value	Email
15-Jun-24	Ged Massie (Kieppie Massie)	Kevin Guy	In the discussion that I've had with Matalan it is clear that to move this forward we need your initial / draft proposals for us to respond to. In our minds that means your detailed plans (showing all works - in addition to the road line when you've sent in the past) and the outline specification of the works that you propose. This would be both in relation to the period of construction and once completed. And the anticipated timings of this. With that information we can layer on our additional requirements / any requests for variations. The point you make about temporary signage is an example - until we fully understand what is proposed, when and for how long we can't identify the signage requirements.	Email
18-Jun-24	Kevin Guy	Zakir Mangera (Workman LLP) and Ged Massie		Email
			Firstly, 12.30 on Thursday is fine with me if that works for Ged? Secondly, please find attached various information which I trust enables your clients to review the scheme requirements/design. Some of this has been provided previously but the project team have provided further detail below and attached regarding the works programme etc.	
			Programme •Works on the Eastern corridor which includes Bank Bottom, Cripplegate and Lower Kirkgate area •is programmed to start June 2025 and be complete August 2026. •Within this timeframe there will be statutory diversion works and Clarke Bridge widening works. •Programmed to be in Matalan car park approximately April 2025 until August 2026	
			As discussed previously access to both the store and delivery point will remain open on a 24/7 basis.	
			No doubt you will have further questions and we can explore those on the call. In the meantime if there is anything else you require with regards to works etc then please let me know.	
20-Jun-24			Teams meeting call held with Zakir, Ged, Ian Chesdale (Matalan), Nick Davies (AMS)	Meeting
21-Jun-24	Ged Massie (Kieppie Massie)	Kevin Guy	Just to let you know that I've asked Kevin the question about the "front" car park and the works period. I'll come back to you as soon as I have a response.	Email
			In the meantime if you could put together the plans / details regarding the proposals as completed that would be something that we can consider and then progress with discussions. I'm away on holiday from this afternoon to 2nd July. But if I hear back from Ian in the meantime I'll let you know.	
02-Jul-24	Terry Reed (Kieppie Massie)	Kevin Guy	Ged has asked me to take this opportunity to bring this project up to date. Please find attached the Matalan, Berry Lane fee to cover the period up to 30 June 2024. If you have any questions about your invoice, please do not hesitate to contact myself or Ged Massie. Thank you for your business and we look forward to continuing to work with you in the future.	Email
16-Jul-24	Kevin Guy	Ged Massie (Kieppie Massie)	Response with additional information re car park options, highway wall, entrance gates, store signage, vegetation removal	Email
16-Jul-24	Ged Massie (Kieppie Massie)	Kevin Guy	Thanks. I'll go through this with Ian and come back to you.	Email
18-Jul-24	Kevin Guy	Zakir Mangera (Workman LLP)		Email
			I trust you are well. Further to our call a few weeks ago I have now furnished Ged with the information he required, hopefully he can now progress his discussions with Matalan.	
			As we discussed on our call I have no doubt that these issues can be agreed and form part of the HoTs, however, the pressing issue for me is the need to understand the level of compensation which your client will be seeking with regards to the actual land which is to be acquired? Is this something you can provide me with, even if it is heavily caveated? I appreciate that Matalan are intrinsic to your clients claim, however, I would like to manage this process so the Project Team have a clear understanding of expectations on this front.	
31-Jul-24	Kevin Guy	Ged Massie (Kieppie Massie)	I am happy to take a call if that's easier. Monty@GMS	Email
31-Jul-24	Ged Massie (Kieppie Massie)	Kevin Guy	Further to my last email have you had any response from Ian Chesdale? An update would be appreciated	Email
			I just spoke to Ian last week and at that point he was considering the matter and discussing internally. I know that he is on with this - but I will chase later this week to see if he has been able to make any progress.	
14-Aug-24	Kevin Guy	Ged Massie (Kieppie Massie)	Chasing up progress	Email
14-Aug-24	Ged Massie (Kieppie Massie)	Kevin Guy	Not yet. I chased Ian as recently as last week and I'm rather reluctant to chase him again too soon as I suspect he is tied up with other matters. I'll give it to the end of the week and if he hasn't been back to me by then, I'll chase again.	Email
14-Aug-24	Kevin Guy	Ged Massie (Kieppie Massie)	Acknowledgement of email	Email
06-Sep-24	Kevin Guy	Zakir Mangera (Workman LLP)	Good Morning Zakir, trust you are well. Would you be available for a quick call on the above please? - if so could you provide me with a time when is convenient to call.	Email
09-Sep-24	Kevin Guy	Ged Massie (Kieppie Massie)	Trust you are well. Further to your email in mid August has Ian reverted to you with his comments on the issues which I clarified regarding signage etc. I appreciate that Ian manages a significant portfolio, however, I would like to progress discussions and receive both yours and MRC's thoughts on the other issues. An update would be appreciated.	Email
10-Sep-24	Ged Massie (Kieppie Massie)	Kevin Guy	I can only apologise for the delay. I chase Ian as recently as Friday last week. I keep it on my forward planner to continue to chase - and will come back to you as soon as I hear further.	Email
11-Sep-24	Kevin Guy		Can we make a note on file that I left a message for Ged Massie to return my call to discuss the delay at his end in response to proposals put to Matalan re signage etc.	Telecon



11-Sep-24	Kevin Guy	Harriett Sunderland	<p>I have just spoken with Ged Massie who is the agent for Matalan in respect of the lack of response from Matalan.</p> <p>He was apologetic and is chasing Ian Cheade, but to no avail. I explained that we are fast approaching the time when we have to start progressing the CPO, which is not something which the Council will do lightly, but is something which may need to happen to provide certainty on the delivery of land.</p> <p>He fully appreciates that and I'd reiterate that the main issue for me is understanding what level of compensation both MRC and Matalan are seeking. I explained that without this I cannot advise the Project Team on taking this forward.</p> <p>Therefore he has requested that a send a suitable and subtly robust email to him basically confirming that in the absence of any agreement then the Council will have no choice but pursue a CPO to guarantee delivery of the scheme. He appreciates that if this simply becomes about the level of compensation then that is dealt with by a separate process in the Upper Tribunal.</p> <p>I have drafted the email below and just wanted to check that you are happy with the tone.</p>	Email
12-Sep-24	Kevin Guy	Ged Massie (Keggie Massie)	<p>Let me have any amendments etc and I will get this over to him.....</p> <p>The Council's project team is concerned at the lack of progress being made in discussions with Matalan to date. The Team believe that they have provided all the information that has been requested by both Matalan and their landlord and regular reports for updates, no response has been received.</p> <p>Government Guidance requires acquiring authorities to demonstrate that they have taken reasonable steps to acquire all of the land and rights included in a CPO by agreement, and to continue to negotiate with objectors after submitting the CPO to the Secretary of State for confirmation, with a view to securing the withdrawal of all objections.</p> <p>As I have made clear previously, the Council's preference has always been to resolve Matalan and their landlord's objection and acquire their interests voluntarily. However, the Council must make a decision in the very near future as to the timing of pursuing confirmation of the CPO (and related Orders) and thereafter exercise compulsory purchase powers in respect of the subject land.</p> <p>I would stress, however, that the Council remains committed to achieving a voluntary purchase and would hope that the efforts made to date will enable this to happen soon. As we also discussed, what would be useful is an indication on the level of compensation which both Matalan and their landlord seek. I have requested this several times and would make the same request again. We touched upon the issue of Matalan reserving their right to claim compensation in accordance with the statutory provisions and again I would reiterate that this is something the Council has facilitated with other landowners, where possibilities are less certain.</p> <p>I would also make the point that any other outstanding matters are capable of being addressed by the payment of compensation in accordance with the Compensation Code and the amount of</p>	Email
18-Sep-24	Ged Massie (Keggie Massie)	Kevin Guy	<p>Thanks for your email. I forwarded your second email on to Ian - and he has responded. We are to set up a meeting with him, his new director and the store manager. This is likely to be during the week of 30th September as I'm away next week.</p> <p>I'll keep you posted.</p>	Email
30-Sep-24	Kevin Guy	Ged Massie (Keggie Massie)	<p>Further to your email below, can you confirm if a meeting has been convened with Matalan for this week so I can update the team.</p>	Email
03-Oct-24	Kevin Guy	Ged Massie (Keggie Massie)	<p>Sorry to pester but do you have a date in the diary when you are meeting Ian?</p>	Email
16-Oct-24	Kevin Guy	Ged Massie (Keggie Massie)	<p>Just wondering if you've managed to get something in the diary with Matalan - as I mentioned we would like to do some early delegation work and will email under separate cover regarding this.</p>	Email
16-Oct-24	Kevin Guy	Ged Massie (Keggie Massie)	<p>Yes - coincidentally the meeting is this afternoon at 3:30pm. If you are able to email me before then in relation to the early investigation (I) works - I can raise it then.</p>	Email
16-Oct-24	Kevin Guy	Ged Massie (Keggie Massie)	<p>As discussed last week please see below some photographs of the vegetation we would like to remove as soon as possible; the works would ideally be undertaken from the car park side and would involve the removal of all vegetation currently growing, including the two trees. I have requested the BAMS as Ian has sign off for these but if this could be agreed then the land transaction then that would be great.</p>	Email
16-Oct-24	Ged Massie (Keggie Massie)	Kevin Guy	<p>Thanks - I'll raise this at the meeting.</p>	Email
17-Oct-24	Ged Massie (Keggie Massie)	Kevin Guy	<p>I had a useful meeting with Matalan yesterday. I will aim to come back to you more fully in the next couple of days - subject to a couple of points that Matalan are checking. In the meantime could you confirm one particular point arising from the plans attached to your email of 15 July. Provisionally Matalan's preference for Option 4 as the temporary solution to the car parking layout. However the plan shows the purple "works area" (presumably 7) as extending down and over part of the entrance. See the extract below. Can you confirm that no work will be undertaken that would impact the vehicular entrance and that 2 lanes for access (and egress) will be maintained at all times (both during the works and when completed) and there will be no equipment for contraflow, signal controls etc that could impact on the use of this entrance. As you will appreciate the uninterrupted use of the vehicular entrance is of key importance to Matalan.</p> 	Email
18-Oct-24	Kevin Guy	Ged Massie (Keggie Massie)	<p>We have asked AECOM to confirm which they should do over the course of today/early next week.</p>	Email
22-Oct-24	Kevin Guy	Ged Massie (Keggie Massie)	<p>I can confirm that the purple area which extends over the main access will not be required and that access to the store will be unrestricted.</p>	Email
22-Oct-24	Ged Massie (Keggie Massie)	Kevin Guy	<p>Thanks for the confirmation. I will pass that on to Matalan and come back to you.</p>	Email
23-Oct-24	Ged Massie (Keggie Massie)	Kevin Guy	<p>I now have instructions from Matalan. I've spoken to Nick Davies regarding the land element - and he is giving this some thought and taking his client's instructions. I am waiting for him to come back to me. In the meantime I suggest that I should draft some heads of terms for an agreement between the Council and Matalan - albeit if Nick doesn't come back to me I will need to make some assumptions as to how the land element will be resolved.</p>	Email
29-Oct-24	Kevin Guy	Ged Massie (Keggie Massie)	<p>Please draft some HOTS and make the necessary assumptions in relation to the land element, in the absence of Nick's comments.</p>	Email
04-Nov-24	Kevin Guy	Ged Massie (Keggie Massie)	<p>Before I am asked by the Project Team, any timescale for receiving Matalan's response?</p>	Email
06-Nov-24	Ged Massie (Keggie Massie)	Kevin Guy	<p>I will try to fit some time in this week - but more realistically it is likely to be next week.</p>	Email
14-Nov-24	Kevin Guy	Ged Massie (Keggie Massie)	<p>I have a catch up call with the Project Team today - any progress on the Matalan response please?</p>	Email
14-Nov-24	Ged Massie (Keggie Massie)	Kevin Guy	<p>Yes - progress. I've nearly completed the first draft of the HOTS. I will need to send these to Matalan before I can issue to you - but as I've been through all the points with Matalan already I don't think that there will be any issues. Having said that however I will want to also discuss those with Matalan's solicitor. I hope that we won't raise any points either, but haven't yet discussed it with him, for the moment. I've drafted the HOTS based on what I think is the most expeditious approach in relation to the title to the land. I've discussed this approach with Nick Davies acting for MRC - and he said he would discuss it with his client. I haven't heard back from Nick as yet, although this won't delay me issuing the first draft HOTS to you.</p>	Email
27-Nov-24	Kevin Guy	Ged Massie (Keggie Massie)	<p>Further to your last email - have you been able to progress matters?</p>	Email
27-Nov-24	Ged Massie (Keggie Massie)	Kevin Guy	<p>I sent a draft of the HOTS to Matalan - but haven't had a response. I've just chased now. Also I haven't had a response from Nick Davies - again I've just chased now.</p>	Email
28-Nov-24	Kevin Guy	Ged Massie (Keggie Massie)	<p>I appreciate you chasing them. In the meantime I can confirm that the Public Inquiry is scheduled for the 4-7 March 2025, as discussed previously, and as you are aware this enables the Council to progress matters, in the hope that the scheme can then be delivered. This obviously does not prevent us from agreeing HOTS and I look forward to hearing from you when you have received Matalan's comments. For clarity I am assuming that these will also cover off MRC's interests? I have not heard anything from Zakir for a while and have not chased him on the basis that we were promoting this on a tri-party basis, with Matalan holding the key to the practical aspects etc.</p>	Email
28-Nov-24	Ged Massie (Keggie Massie)	Kevin Guy	<p>Noted - and thanks for the update on the public inquiry. The HOTS as drafted deal with Matalan's interest - but the structure of the agreement as proposed also deals with MRC. The only issue outstanding with MRC would be value - which would be appropriate for me to deal with. That said the value will have to follow the structure - so I think that it is important to get the structure resolved. To me it appears to be the sensible and most effective way to deal with matters - but as I've mentioned I'm waiting for comments back from Nick Davies on behalf of MRC.</p>	Email
05-Dec-24	Ged Massie (Keggie Massie)	Kevin Guy	<p>Just as an update I have heard back from Matalan and it doesn't appear that they have any comments on the draft HOTS. It is now with Matalan's solicitor to give it the once over - and I have offered to have a discussion with him if that helps as he is new to the matter (and indeed to acting for Matalan).</p>	Email
09-Dec-24	Kevin Guy	Ged Massie (Keggie Massie)	<p>Are you still awaiting comments from Nick on behalf of MRC and if so, will those have to be reviewed by the solicitor as well? I am just attempting to gauge timescales etc.</p>	Email
09-Dec-24	Ged Massie (Keggie Massie)	Kevin Guy	<p>I'm trying to make arrangements to speak to Matalan's solicitor on either Wednesday or Thursday this week. If I have any comments back from Nick on behalf of MRC before then I will bring these into the conversation. If not, and subject to what Matalan's solicitor says I will probably just send the draft HOTS on to you for an initial discussion.</p>	Email
09-Dec-24	Kevin Guy	Ged Massie (Keggie Massie)	<p>Should I chase Zakir to prompt Nick? I have purposefully not done this because you have been proactively seeking Matalan's position and that is the most involved part of this, however, I am happy to do so if you think it will help.</p>	Email
09-Dec-24	Ged Massie (Keggie Massie)	Kevin Guy	<p>Perhaps hang on chasing Zakir until after my meeting with the solicitor - as at that point we may have a settled position from Matalan's side at least.</p>	Email
18-Dec-24	Kevin Guy	Ged Massie (Keggie Massie)	<p>Did you manage to meet with Matalan's solicitors to discuss the proposed Heads of Terms? If not I really would like to have sight of these prior to the Christmas break so I can review and advise on the fundamentals - in any event these are submitted to a without prejudice basis so can always be amended/renegotiated etc. I am coming under increasing pressure from the Council's legal counsel to establish what the position of Matalan and MRC is, hence my above request, so this can be included/considered within the inevitable Proofs of Evidence which will require drafting early in the new year.</p>	Email
18-Dec-24	Ged Massie (Keggie Massie)	Kevin Guy	<p>Sorry I missed your call earlier. I'm just between meetings at the moment - hence the quick email. I'm available after 4pm today if you want to speak. Otherwise - yes I met with Matalan's solicitor yesterday. He is happy with the HOTS as drafted - but wants to have a final look through before confirming. Coincidentally I pressed to him that our intention is to get the draft on a WP to you before the end of this week.</p>	Email
20-Dec-24			<p>As promised attached are draft HOTS relating to an agreement with Matalan. These are sent on a without prejudice basis. I still haven't heard back from Nick Davies regarding MRC's reaction to my suggestion as to how the land take would happen - so I don't know yet whether this is agreed. However this arrangement would appear to make sense to me.</p>	Email
02-Jan-25	Kevin Guy	Ged Massie (Keggie Massie)	<p>Thank you for providing the draft HOTS - your comments regarding MRC's review are noted. Would it be possible to have a quick call to run through a couple of points - I do have a couple of questions? Maybe it is fine if that is more convenient - I am keen to establish a position on these bearing in mind the timescale regarding the Public Inquiry.</p>	Email
06-January 2025	Kevin Guy	Zakir Mangera (Workman LLP)	<p>As you are aware and further to our meeting on site, I have been discussing in some detail the above with Ged Massie who is acting on behalf of Matalan. Those discussions have been very involved in ensuring that all aspects of Matalan's occupation of the site are covered off, agreed and to that extent, I have received draft HOTS from Matalan which cover off their position. I also understand that during these discussions, Ged Massie has been endeavouring to discuss this matter with Nick Davies, who I understand was reported by MRC to advise on various aspects of the process, to ensure that there is synergy with Matalan's approach and what is acceptable to MRC. I believe that Ged is still awaiting contact from Nick, but will liaise with you in the background, the Public Inquiry is provisionally scheduled for the 4th - 7th March which will be confirmed shortly. I am hopeful that the Matalan HOTS, as drafted, provide MRC with a basis with which to agree specific HOTS relevant to MRC's interests and one which can be agreed between the parties. The Council are subject to agreeing the HOTS, willing to provide the necessary undertakings to MRC enabling the withdrawal of their objection prior to any hearing date. Obviously such undertakings would be provided by the Council's legal team - Getards. I can confirm that Matalan would accept such an undertaking and withdraw their objection and note that the objections of both parties mirrored each other. Could request that Nick contacts Ged Massie in the first instance to review and discuss the relevant parts to this, I would also suggest that a call between us will provide an opportunity to move matters forward and hopefully reach an agreement whereby all parties are content with what is agreed. I am available after 10am (21st January) if that is convenient for you.</p>	Email
13-January 2025	Kevin Guy	Zakir Mangera (Workman LLP)	<p>Morning Zakir,</p> <p>I have spoken with Ged who is happy that I forward the HOTS which are provisionally agreed between Matalan and the Council (Without Prejudice &amp; Subject to Contract). The HOTS propose a mechanism which addresses solutions to the land issues and specific accommodation works which have been discussed at length.</p> <p>As discussed, due to timescales, in the case of Matalan I am proposing that an undertaking is proposed which provides both parties with the certainty that matters are agreed therefore enabling the withdrawal of the respective objections. I would propose that this is mirrored for MRC, once Nick has confirmed the compensation figure. Thereafter, this will enable the CPO to be confirmed, with both MRC and Matalan being satisfied that their positions are agreed.</p> <p>I will call Nick and discuss this with him and confirm how I get on.</p>	Email
15-January 2025	Kevin Guy	Zakir Mangera (Workman LLP)	<p>Morning Zakir,</p> <p>Just to confirm that I left a message for Nick to return my call - as at the time of writing I have not received anything from Nick.</p> <p>In the meantime did you manage to review the proposed HOTS which Ged provided on behalf of Matalan? I have spoken with Getards, who are the legal team handling this for the Council, who can start drafting an undertaking which would reflect MRC's position and the payment etc. These would refer to the HOTS of terms with Matalan in order to link matters together, if MRC are happy to proceed as Ged suggests and deal with the requisite withdrawal of the objections. For reference who would provide the legal input for MRC?</p>	Email
16-January 2025	Nick Davies	Kevin Guy	<p>Hi Kevin</p> <p>I received a missed call from you the day before yesterday. I understand it is about Matalan Halifax?</p> <p>Naturally I am happy to crack on quickly and assist in bringing this matter forward, however, as a precursor please can you provide a written undertaking as to reasonable professional fees relating to my client's costs in dealing with any agreements required for the transfer of any of my client's interest in land and to facilitate the works proposed etc.</p> <p>I wonder if it might be beneficial to meet up to work through?</p> <p>I live in Calderdale and would be happy to meet you in Halifax if that is helpful. I am available tomorrow at 10am-4pm or on Tuesday (21st), on a time to suit the week commencing 20<sup>th</sup> Jan</p> <p>In the meantime I would be grateful if you can forward the undertaking.</p> <p>Evening Nick,</p> <p>Thank you for the email.</p> <p>With regards to fees, I confirmed this with Zakir when we met on site some time ago, of course the Council will reimburse reasonable fees in regards to the discussions regarding this matter but obviously not those fees incurred with promoting the objection on behalf of MRC.</p> <p>Can I give you a call at 4pm tomorrow which that is convenient - I am not in Halifax until next Thursday, but I am sure a phone call will enable me to update you on where matters stand with regards to the CPO in general and the point I have reached with Ged Massie who is acting on behalf of Matalan - is this time okay? As a precursor to our conversation, could you confirm if you have had sight of the draft HOTS which have been prepared in respect of Matalan's position, which will hopefully assist in bringing this all together.</p>	Email
17-January 2025	Nick Davies	Kevin Guy	<p>I will send an invite in the hope that a call tomorrow is convenient.</p>	Email
17-January 2025	Kevin Guy	Nick Davies	<p>Thanks Kevin</p>	Email
21-January 2025	Kevin Guy	Zakir Mangera (Workman LLP)	<p>Morning Nick,</p> <p>Please see attached HOTS for your perusal - we can discuss these later this afternoon.</p> <p>Good Afternoon Zakir,</p> <p>I spoke with Nick late on Friday and understood he was going to review the HOTS provided by Matalan and respond on MRC's behalf regarding the position and how to finalise matters.</p> <p>I understand that Nick was due to go on annual leave today and I am yet to hear from him; have you received any comments from him which can be progressed?</p> <p>An update would be appreciated.</p> <p>Hi from</p> <p>I've had a chat with Nick on this and have engaged with our client's solicitors to review and confirm the HOTS are agreed. I'm just waiting on client approval for this to be picked up at which point Nick and the legal team will be in touch.</p>	Email
21-January 2025	Nick Davies	Kevin Guy	<p>Hi Kevin</p> <p>It was good to meet you (virtually) on Friday (17/1/25). I acknowledge receipt of the draft HOTS you have prepared in discussion with Matalan Retail Ltd, also on the 17/1/25. I understand that you previously sent a copy to Workman and Partners on the 12/1/25. It was helpful to commence discussions on this matter. You will be aware I have previously provided a valuation advice to MRC Pension Trust Limited.</p> <p>Please can you provide the CPO Plans and Table of Reference/Schedule and plans to assist in to identify the :-</p> <ol style="list-style-type: none"> <li>Permanent Land Take: the area of land within MRC's title which is Permanent Land Take;</li> <li>Temporary Land Take: the area of land within MRC's title which comprises Temporary Land Take; and</li> <li>Plans and details of the proposed Accommodation Works</li> </ol>	Email



I note the structure proposed for the transaction which appears, subject to confirmation/advice from Client's legal counsel/solicitors, appear to be sensible. I have outlined these below and added additional points which would be required for MRC.

a) **Acquiring Authority (Council) to acquire land permanently for the purposes of the proposed scheme; and rights to occupy additional land temporarily to enable the proposed Works**

b) **Works Licence** to enable the acquiring authority to proceed/undertake the works. This works licence will need, amongst other things, to include a **longstop date, extendable in the event of reasonable delay**. The Works licence will expire upon completion of the Road Works or at the Long Stop date whichever is sooner. Full details of the Accommodation Works or signage to be placed on the Property are required and Matalan are to agree that the Property is to be reinstated unless agreed otherwise by the Landlord in writing. **The Council is to commission an investigation and report into the services and drainage to and from the Property before the Works and after the Works, to confirm that there is no adverse impact on the Matalan and MRC interests in land; copies of the reports on the services and drainage are to be provided to Matalan and MRC at the same time as they are issued to the Council.** The Council are to ensure that all services are maintained and reinstated, and that there is no discharge of surface water from the road (either during the Licence Period or upon completion of the Road Works) on to the Property, either during the Licence period or upon completion of the Road Works. The Licence will be subject to MRC's approval.

c) Upon completion of the Road Works, and subject to the payment of compensation and agreed conditions, a **Surrender of part of the Matalan Lease representing the Permanent Land Take** will be agreed.

d) Upon completion of the Road Works, and subject to the payment of compensation and agreed conditions **MRC will transfer the Freehold of the Permanent Land Take**, subject to retaining all rights to ensure the full enjoyment of MRC's retained land.

Compensation to be assessed in accordance with the CPO Compensation Code on the Hypothesis that the required interest has been acquired by General Vesting Declaration. The date of assessment will be the commencement of the Works Licence. Compensation will include any losses incurred arising from Temporary Land Take and Permanent Land Take.

We will need to agree the compensation payable to MRC in order to proceed. The level of the claim would be, expected, in relation to such a claim include matters of -

- i) land value (Rule 2);
- ii) disturbance (Rule 6) including such matters as temporary and / or permanent loss of profits, works costs;
- iii) fees;
- iv) internal time and statutory loss payments;
- v) any claim for injurious affection and / or severance.

Assuming agreement and upon completion of the Agreement MRC will withdraw its objection to the CPO (a form of the withdrawal letter to be agreed between the Council and MRC) and whilst the agreement remains in existence the Council undertakes not to exercise its powers under the CPO in relation to MRC's interest.

I hope this email of assistance.

Afternoon Nick,

Thank you for your email which is most useful.

Finally, please see attached the CPO plan which was attached to the original order - this is required permanently and not LTA temporarily.

The accommodation works have been identified and agreed as discussed have taken place on the grounds, these are as per the HETs. Email correspondence was exchanged regarding the Highway wall etc which simply relied upon photographs of the same which confirmed the same style etc and the following confirms some of these points; what else would you require so I could seek the same?

**New Highway Wall**

This will be constructed in a similar style to existing minus the metal railings which cannot be reinstated for health and safety reasons - see photo below. The maintenance liability will remain as it is currently which falls to the freeholder; this wall does not provide any retaining support for the highway. The footpath will be reinstated as per highway specifications.

**Retention of Original Stone Entrance Gates**

These are to be retained and left in situ - there are no planned works on these (located to right of entrance behind Matalan signage)

**Replacement Stone Signage**

It is proposed that as part of the past works provision the current signage will be replaced; this cost, will form part the monetary compensation paid to Matalan, when requested.

**Removal of vegetation**

The construction will see the removal of the current vegetation which will provide greater visibility for the store from the highway.

With regards to the additional notes the Council hold a significant amount of detail already regarding the services and their dimensions; I will speak with the Project Team to see what information can be provided now which provides the confirmation which you seek.

With regards to the compensation, I will disclose that a figure has been discussed and received sign off by MRC, the highest figure quoted was £380,000, which was lead to below covers off points i), ii), iv) and v) - fees will obviously be addressed, agreed and paid separately. If the above figure is correct then could you please confirm the same so I can take instructions on seeking agreement on the same. I trust that the above is of use and progressing this matter.

Morning Nick

I trust that you had a good week in the Alps.

Further to your email of last week could we please pick this up again as soon as possible. I believe that the MRC/Workman will have been notified by the DT of the details of the Public Inquiry which includes a deadline of 11<sup>th</sup> February for the submission of statements etc; the hearing is scheduled for the 4-7 March.

Happy to discuss over the phone if that's easier to get matters resolved.

Hi Kevin

I note from your last email that you understood MRC/Workman have been notified by the DT of the details of the Public Inquiry which includes a deadline of 11<sup>th</sup> February for the submission of statements etc; the hearing is scheduled for the 4-7 March. I have enquired and they have no information in this regard. Please can you provide copies of any notifications that you are aware of, I assume Geldards LLP will have a copy? Thank you for your email received at 10:11am (dated 23/1/25) however you will appreciate we will need appropriate plans and specifications for the accommodation works. I would be grateful for your comments relating to the additional points I have mentioned regarding the structure of the transaction.

To assist in taking the matter forward I provide herein comments on the items i) and v) below:-

You will appreciate we will need to agree the compensation payable to MRC in order to proceed. The level of the claim would be, expected, in relation to such a claim include matters of -

- i) land value (Rule 2);
- ii) disturbance (Rule 6) including such matters as temporary and / or permanent loss of profits, works costs;
- iii) fees;
- iv) any claim for injurious affection and / or severance.
- v) internal time and statutory loss payments.

**Land Value (taken)**

The Land being taken is the frontage land for the site and as you will appreciate it is the most valuable. Please see the CPO plan which has been provided. My concern is that there appears to be other land owned by my client which appears in the scheme plans, please can you confirm whether this smaller area of 0.0373 acres is included within the Permanent Land Take. I have the main area of land with the Permanent Land Take as 0.322 acres.

Land values are circa £750k per acre plus for retail warehousing land which gives a value of £166,500 for the main area and £12,975 for the smaller area.

As discussed Matalan's agent have agreed that removal of the Land Taken from the lease should reduce the rent by £10k per annum.

Value of Land Taken £176,475 (or £166,500 if taking Main Area only?)

**Disturbance**

I need some client input here to firm up on the amounts but claimable elements include:- Technical reports (£7,780); Reports on Diminution (£6,000); management costs; internal fund costs, costs associated with the objection; reinvestment costs.

Disturbance Costs Currently Known £13,780.

**Fees**

TBC

**Injurious affection and/or Severance**

The Property has been occupied by Matalan since 2002 and is let until 20/7/2032 at a current rent passing of £401,424 pax, assuming a deed of variation reducing the land demised in line with the Permanent Land Take and a reduction in the rent by £10k pax this would give an investment income of £391,424 pax.

The Property is an investment property with a number of issues which impact on the investment value such as a culvert running through the land, retaining wall, flooding issues or high level silt/soil overhauling the land. The land included within the Permanent Land Take is good frontage land which adds options in terms of potential for increasing income from advertising or retail pods; or further development angles. These advantages offset the aforementioned negative issues. Assuming the Permanent Land Take is deducted from the Property then:

- a. The land occupied by the culvert is a great percentage of the overall Property site area (see attached).
- b. Run-off from Southram Bank and the Beacon Hill Viaduct generate flooding issues to the southern boundary of the site which negate the use of this land and impact on the value of the whole.
- c. The car park directly in front of the store is reduced requiring greater use of the parking which more remote to the store and suffers from overshadowing from the Viaduct and Soudley.
- d. The Matalan Lease enables the Landlord to benefit from the letting of the frontage land for retail pods etc which is materially impacted due to the aforementioned points a), b) and c).

The Property assuming the deduction of the Permanent Land Take has less options and opportunities and the issues and risks which give investors cause for concern become a greater; this is reflected in a reduced yield and reduction in the value of the Property. The value of the Property is impacted by 0.33% which gives the following values:-

Value of Retained Land assuming no scheme: £391,424 @ 7.75% less Purchasers Costs = £4,750M  
Value of Retained Land assuming Permanent Land Take: £391,424 pax @ 8% less purchasers costs = £4,570M

I enclose a document with comparable for your information.

Less dues to injurious affection and/or Severance = £175K

**Stat Lease Payment**

7.5% x £354,475 (£179,475 + £175,000) = £26,585

For the heads of claim i), ii), (excluding management costs; internal fund costs and reinstatement costs); iv) and v) = **£394,840**

I trust this is of assistance. Naturally I am happy to discuss this at your convenience.

Hi Kevin

I note a missed call from you yesterday. I am optimistic that terms can be agreed, although I am concerned at the time frame which has recently emerged.

My concern is that there has been no negotiation regarding the acquisition of my Client's interest in land prior to the 17<sup>th</sup> January 2025. The Government's guidance on compulsory purchase, requires that the Council must "attain the acquisition of all of the land and rights included in the compulsory purchase order by agreement". The first I became aware of the dates of the 17<sup>th</sup> Feb (Submission of Statement) and 4-7 March (Public Inquiry Hearing) was the 17<sup>th</sup> January 2025. 3 working days before I was on annual leave, which is when I also received the draft HOTs looking to address Matalan's interest in land.

I have assisted by providing feedback on the proposed structure and draft HOTs for Matalan's interest, received on the 17<sup>th</sup> January, and now we could consider dealing with MRC's interest in the land required for the scheme on the 21<sup>st</sup> January 2025. Thereafter after returning from leave I provided a full outline of the compensation, on without prejudice basis, on my return from leave. You will appreciate the Landlord's interest both in relation to land required for the proposed scheme and the contractual relationship with the Tenant is critical and I am surprised the client has had no engagement from the acquiring authority regarding the structure or contents of any deal until the 17<sup>th</sup> January 2025, when Workman (acting for MRC) received a copy of the draft HOTs relating to discussions with Matalan from you. You will appreciate Insights will take no less than 6 weeks, assuming these are straight forward, and these will need to be completed prior to withdrawing any objection in order to ensure MRC interests are not prejudiced.

My client's position is that they have not been notified of the deadline of 11<sup>th</sup> February 2025, for the submission of statements etc; or the Public Inquiry hearing scheduled for the 4-7 March 2025. Please can you provide copies of any notifications that you are aware of? I assume Geldards LLP will have a copy?

Morning Nick,

I am catching up on emails and note the conversations regarding notices etc.

I am reviewing your various emails and the contents of the same and will revert to you as soon as I note that one of the issues is fees and I do require an estimation of these for the Project Team, could you also please confirm when Workman/MRC instructed AND on this matter so I have clarity on the relevant timelines in respect of the above.

Finally, I would like to confirm that the Council have been engaged with MRC since they were first appointed, post LSH; this has included attending site meetings and providing relevant design and supporting documentation to satisfy queries which they had with the scheme and its design; this included alignment of highway, road or park layout etc.

As above I will revert to you regarding your email, as a matter of urgency.

Nick,

Thanks for your time earlier - please find Liz's Gardener's details below who is expecting contact from DLA. The fee undertaking will be progressed as quickly as possible once we have this to hand.

I also note that, subject to discussing matters with DLA, you will provide me with a final draft of the HETs so these can be referred to in the letter of undertaking. I note that these will include references to the fee amounts, as discussed.

Upon receipt of these I will review with the Project Team and advise accordingly. I note that the HETs will include a number of additions to those provisionally agreed with Matalan, which assist in firming up the position between all parties.

I look forward to hearing from you so we can progress matters.

23 January 2025 Kevin Guy Nick Davies

27 January 2025 Kevin Guy Nick Davies

28 January 2025 Nick Davies Kevin Guy

31 January 2025 Nick Davies Kevin Guy

05 February 2025 Kevin Guy

05 February 2025 Kevin Guy Nick Davies



Date	From	To	Outline content	Type
05-Nov-21	Jonathan Duck (Bramall Properties)	Charles Felgate (Geldards)	Acting for Guernsey Investments requested clarification on proposals under CPO.	Email
09-Nov-21	Charles Felgate (Geldards)	Jonathan Duck (Bramall Properties)	Response to queries in relation to the CPO proposals.	Email
25-Nov-21	Hamlins LLP	Sec of State for Transport	Objection to the CPO Orders	
03-Dec-21	Tomos Phillips (Geldards)	Mark Hurst (Hamlins)	Attached GA dwg following discussion for their client's interest.	Email
15-Dec-21	Ruth Bragg	Daniel Davies (Palace Capital)	Advising we've asked our consultant to add dimensions to plan to show the space better and review the footway space leading to/from the disabled parking bays. Looking at whether there is space for a section of guardrail opposite the fire exit and confirm footway width if that's a factor in the fire risk assessment. Advised we would revisit the design if the space doesn't meet fire regulations. Attached drawing showing adopted highway.	Email
11-Jan-22	Ruth Bragg	Daniel Davies (Palace Capital)	Sent plan with footway dimensions and overlays.	Email
27-Apr-22	Ruth Bragg	Daniel Davies (Palace Capital)	Advised appointed Tim Earl who is reviewing the proposals. Once completed he will be in touch.	Email
28-Apr-22	Tim Earl (Montagu-Evans)	Ruth Bragg	Requested cost undertaking from the Council with reimbursement of professional costs at rate of £225 per hour ex VAT and expenses. Awaiting approval of terms.	Email
10-May-22	Ruth Bragg	Tim Earl (Montagu-Evans)	Agreed to hourly rate but cap on initial undertaking of £3000 plus VAT and disbursements.	Email
11-May-22	Tim Earl (Montagu-Evans)	Ruth Bragg	Accepted terms. Will review papers and contact us again to schedule an initial discussion.	Email
17-May-22	Ruth Bragg	Tim Earl (Montagu-Evans)	Requested current info and detailed scheme dwgs/proposals.	
30-May-22	Tim Earl (Montagu-Evans)	Ruth Bragg	Emailed previous correspondence and ga plans	Email
08-Jun-22	Ruth Bragg	Tim Earl (Montagu-Evans)	Advised reviewed plans and CPO documentation. Requested meeting to discuss further.	Email
15-Jun-22	Ruth Bragg	Tim Earl (Montagu-Evans)	Meeting set up for 15 June	Email
22-Jun-22	Tim Earl (Montagu-Evans)	Ruth Bragg	Follow up from meeting held on 15 June - advised will send through section of footway/carriageway and artists impression of a similar area.	Email
18-Aug-22	Ruth Bragg	Tim Earl (Montagu-Evans)	Requested plan showing current pavement widths measured from the building line to the curb. Advised client is reviewing the fire regs issue.	Email
14-Oct-22	Michelle Thompson	Tim Earl (Montagu-Evans)	Sent plan	Email
17-Oct-22	Tim Earl (Montagu-Evans)	Michelle Thompson	Introduction email - advised picking up from previous communications. Ased for progress on the assessment on the fire exit and passed on questions our Building Control Manager (Mike Terry) had advised us to find out in order to make a proper assessment.	Email
08-Nov-22	Michelle Thompson	Tim Earl (Montagu-Evans)	Acknowledgement of email and advised this has been brought to attention of the client.	Email
24-Nov-22	Tim Earl (Montagu-Evans)	Michelle Thompson	Chased progress.	Email
14-Dec-22	Michelle Thompson	Tim Earl (Montagu-Evans)	Advised clients now asked their managing agent to address the clarifications.	Email
15-Dec-22	Tim Earl (Montagu-Evans)	Michelle Thompson	Chased progress.	Email
16-Jan-23	Michelle Thompson	Tim Earl (Montagu-Evans)	Advised raised query again with clients and asked for an update.	Email
26-Jan-23	Michelle Thompson	Tim Earl (Montagu-Evans)	Chased progress. Suggested site meeting to outline current position.	Email
31-May-23	Kevin Guy	Tim Earl (Montagu-Evans)	Follow up from meeting held on 18 Jan - sent updated plan for Tim's discussions with his clients.	Email
31-May-23	Tim Earl (Montagu-Evans)	Kevin Guy	Draft undertaking letter sent in order to progress matters.	Email
01-Jun-23	Kevin Guy	Tim Earl (Montagu-Evans)	Acknowledgement of draft letter and requested copy of plans referred to in the letter. To be shared with the clients.	Email
15-Jun-23	Kevin Guy	Tim Earl (Montagu-Evans)	Plans sent	Email
15-Jun-23	Tim Earl (Montagu-Evans)	Kevin Guy	Chasing up progress.	Email
15-Jun-23	Kevin Guy	Tim Earl (Montagu-Evans)	Acknowledgement and advised his client is reviewing the draft document.	Email
30-Jun-23	Kevin Guy	Tim Earl (Montagu-Evans)	Thank you for response.	Email
30-Jun-23	Tim Earl (Montagu-Evans)	Kevin Guy	Chasing update from clients. Advised time critical and appreciate his assistance.	Email
30-Jun-23	Kevin Guy	Tim Earl (Montagu-Evans)	Advised spoken with clients earlier in day and they are actively seeking comments from Vue and engaging with NHS.	Email
18-Jul-23	Kevin Guy	Tim Earl (Montagu-Evans)	Thank you for response.	Email
24-Jul-23	Tim Earl (Montagu-Evans)	Kevin Guy	Chasing update from clients.	Email
31-Jul-23	Charles Felgate (Geldards)	Ruth Bragg	Advised no further update but will continue to follow up with clients.	Email
10-Aug-23	Kevin Guy	Tim Earl (Montagu-Evans)	Advised could tell Tim Earl that if there's no actual evidence from them being a problem (due to his tenants not engaging) then he is going to struggle to support an objection.	Email
31-Aug-23	Kevin Guy	Tim Earl (Montagu-Evans)	Advising Kevin going on annual leave and requested update. Advised any issues in his absence can be picked up by the team.	Email
07-Sep-23	Tim Earl (Montagu-Evans)	Kevin Guy	Chasing update from clients.	Email
26-Sep-23	Tim Earl (Montagu-Evans)	Kevin Guy	Advised he's made further enquires with his client and will be able to provide an update soon.	Email
28-Sep-23	Kevin Guy	Tim Earl (Montagu-Evans)	Requesting update on scheme and confirm next steps for progressing with this.	Email
17-Oct-23	Kevin Guy	Tim Earl (Montagu-Evans)	Kevin advised re appointment of contractor, and works starting early 2024. Requested update from clients regarding fire escape issue and advised we are approaching point re considering formally progressing the CPO.	Email
19-Oct-23	Kevin Guy	Tim Earl (Montagu-Evans)	Ascertained NHS Trust works starting and request for lane closure sought from construction team	Email
20-Oct-23	Tim Earl (Montagu-Evans)	Kevin Guy	Advised re NHS notification of plans to close off the pavement and carriageway to undertake refurb works in offices they occupy and additional office space. Advised their request is being considered by CMBC. Re their objection, asked Tim to confirm their position so we can move this forward.	Email
23-Oct-23	Kevin Guy	Tim Earl (Montagu-Evans)	Advises his client is in principle comfortable with the highways proposals subject to NHS and Vue confirming they have no H&S concerns and to reaching agreement on the terms of the Council's undertaking. He is currently reviewing the latter with his client and will let us have his comments shortly.	Email
17-Nov-23	Tim Earl (Montagu-Evans)	Kevin Guy	Acknowledgement and thanks for confirming position.	Email
28-Nov-23	Kevin Guy	Tim Earl (Montagu-Evans)	Tim advises that consultation with client's tenants ongoing and concludes 24 November.	Email
11-Dec-23	Kevin Guy	Tim Earl (Montagu-Evans)	Following receipt of responses Tim will respond to CMBC with comments on the proposals.	Email
11-Dec-23	Tim Earl (Montagu-Evans)	Kevin Guy	Chasing progress	Email
11-Dec-23	Kevin Guy	Tim Earl (Montagu-Evans)	Chasing progress	Email
11-Dec-23	Tim Earl (Montagu-Evans)	Kevin Guy	Apols for absence of response - Tim chasing client and hopes to be able to respond before too long	Email
14-Dec-23	Kevin Guy	Tim Earl (Montagu-Evans)	Advised spoken with client - requested overlay plan showing revised scheme proposals superimposed onto clients title and explain the nature of the acquisition - title absolute, rights etc. being acquired.	Email
15-Dec-23	Tim Earl (Montagu-Evans)	Kevin Guy	Advised requesting plan. Advised on the CPO proposal and basis.	Email
21-Dec-23	Kevin Guy	Tim Earl (Montagu-Evans)	Advised client wants to consider the nature of the transfer in conjunction with the plan showing extent of land affect - will wait to receive the plan before seeking instructions.	Email
02-Jan-24	Tim Earl (Montagu-Evans)	Kevin Guy	Plan sent showing land requirements.	Email
16-Jan-24	Kevin Guy	Tim Earl (Montagu-Evans)	Email requesting clarification on land for adoption/ acquisition and requests explanation / rationale on various parts of the area. See email.	Email
24-Jan-24	Tim Earl (Montagu-Evans)	Michelle Thompson	Meeting arranged with Tim via Teams to clarify the land take as per email of 2 Jan	Meeting
04-Feb-24	Kevin Guy	Tomos Phillips (Geldards)	Acknowledges minutes from meeting held - awaits plans and Hots.	Email
04-Feb-24	Kevin Guy	Tomos Phillips (Geldards)	Sent the 3 plans, CPO, re-design and land give	Email
07-Feb-24	Tim Earl (Montagu-Evans)	Michelle Thompson	Sent draft undertaking revised and amended plan and asked him to review / amend.	Email
07-Feb-24	Kevin Guy	Tim Earl (Montagu-Evans)	Requesting update on HoTs and narrative.	Email
08-Feb-24	Kevin Guy	Tim Earl (Montagu-Evans)	Advising that we are finalising the plan and will have information to him by end of the week.	Email
08-Feb-24	Kevin Guy	Tim Earl (Montagu-Evans)	Sent updated plan and narrative, as requested and advised HoTs will be given once agreement client accepts re design and land to be adopted so they can then withdraw their objection.	Email

09-Feb-24	Tim Earl (Montagu-Evans)	Kevin Guy	Noted email and advises he's reported proposals back to his client and awaits further instructions. Email	
22-Feb-24	Kevin Guy	Tim Earl (Montagu-Evans)	Chasing up progress with Tim's clients	Email
22-Feb-24	Tim Earl (Montagu-Evans)	Kevin Guy	Advising his client has been away - reiterated request for instructions and will come back to us in the near future.	Email
04-Mar-24	Tim Earl (Montagu-Evans)	Kevin Guy	Advising that the client is seeing Board approval of the proposals.	Email
05-Mar-24	Kevin Guy	Tim Earl (Montagu-Evans)	Acknowledged and thanked for update	Email
20-Mar-24	Tim Earl (Montagu-Evans)	Kevin Guy	Advised client received Board approval of proposals. Subject to receiving letter of undertaking and conditional on Plot 2/1a being adopted and Council meeting all client's legal and surveyor fees. Advised he is leaving the company at end of March and new contact is Jane Bradshaw.	Email
20-Mar-24	Kevin Guy	Tim Earl (Montagu-Evans)	Thanked for email and advised good news. Will get things moving re letter of undertaking and plan etc. Thanked for his help and wished him well in future role.	Email
21-Mar-24	Kevin Guy	Tim Earl (Montagu-Evans)	Asking for details re legal and surveyor costs and who his client will instruct.	Email
21-Mar-24	Tim Earl (Montagu-Evans)	Kevin Guy	Advises it will be Geldards and Montague Evans advising. Geldards will not be able to seek a cost undertaking until instructed and will need CMBC letter. His fees will include for those incurred and invoiced to date together with some time yet to be billed and some estimated time for reviewing the letter and resolving the outstanding objection.	Email
21-Mar-24	Kevin Guy	Tim Earl (Montagu-Evans)	Advises that Geldards also act for the Council - Liz Ganderton and Charles Felgate advise on CPO matters. Asked Tim provides his thoughts on this. Noted re the fees and will get draft undertaking to him.	Email
21-Mar-24	Tim Earl (Montagu-Evans)	Kevin Guy	Apologies, he means Hamlins rather than Geldards so no conflict issues should arise.	Email
26-Mar-24	Kevin Guy	Tomos Phillips (Geldards)	Sent draft docs and letter of undertaking for review	Email
26-Mar-24	Charles Felgate (Geldards)	Kevin Guy	Acknowledged	Email
27-Mar-24	Tomos Phillips (Geldards)	Kevin Guy	Advised reviewed plans etc. and made comments on what is required to take this forward.	Email
02-Apr-24	Kevin Guy	Tomos Phillips (Geldards)	Advised that we've asked Aecom to produce a plan. We will require the licence for works area. The undertaking is more akin to HoTs which can cover off the proposed adoption as well. Best to have a call. Will chase up the plan.	Email
02-Apr-24	Tomos Phillips (Geldards)	Kevin Guy	Thanks for update and will wait to hear from us once the plan is prepared.	Email
04-Apr-24	Rupinder Sandhu	Tomos Phillips (Geldards)	Sent the plan from Aecom.	Email
04-Apr-24	Charles Felgate (Geldards)	Rupinder Sandhu	Advises the plan sent from Aecom is confusing. Outline what is wanted	Email
01-May-24	Kevin Guy	Charles Felgate (Geldards)	Sent updated plan.	Email
02-May-25	Charles Felgate (Geldards)	Kevin Guy	Advises plan is clearer but has some queries relating to this (outlined in email).	Email
08-May-25	Tomos Phillips (Geldards)	Charles Felgate (Geldards)	Gives clarity on the area labelled "not part of land ownership"	Email
16-May-24	Kevin Guy	Tomos Phillips (Geldards)	Asking Geldards to prepare the undertaking	Email
16-May-24	Charles Felgate (Geldards)	Kevin Guy	Perfect. Well done! We will progress – it needs to be an agreement rather than an undertaking from us though because they need to promise to dedicate some of the areas licensed	Email
31-May-24	Kevin Guy	Tomos Phillips (Geldards)	Chasing up progress on drafting the paperwork.	Email
31-May-24	Tomos Phillips (Geldards)	Kevin Guy	This will be one for Liz and I think I sent you an email asking for your availability for a Teams meeting to run through this with her. What's your availability like next week?	Email
06-Jun-24	Kevin Guy	Jane Bradshaw (Montague Evans)	Further to Tim's email (see attached) I am hopeful that we will have the requisite letter to you within the next week or so. Upon receipt of the same I can then instruct Geldards to provide Hamlins with the fee undertaking which they require. The Project Team have received a works programme which indicates that the works will (subject to all the requisite documents being completed) commence w/c 2nd September 2024 for a period of 6 weeks. Obviously this is subject to change and if it does then I will update you on the same. If you require clarification on any of the above then please contact me.	Email
11-Jun-24			Teams meeting held	Meeting
11-Jun-24	Kevin Guy	Jane Bradshaw (Montague Evans)	Further to my email below, I can confirm that we have just had a call with Liz Ganderton at Geldards regarding the above (cc'd into this email) – could you please confirm who the person will be dealing this at Hamlins so Liz can provide the necessary undertaking. Upon receipt of this detail I can then action the necessary paperwork.	Email
19-Jun-24	Jane Bradshaw (Montague Evans)	Kevin Guy	I am informed that Mark Hurst at Hamlins will deal with this matter	Email
19-Jun-24	Kevin Guy	Jane Bradshaw (Montague Evans)	Acknowledges	Email
20-Jun-24	Kevin Guy	Liz Ganderton (Geldards)	Please let me know if you have any issues in making contact with Hamlins and the level of fee undertaking required.	Email
20-Jun-24	Liz Ganderton (Geldards)	Mark Hurst (Hamlins)	I act for the Borough Council of Calderdale and I understand that you act for Palace Capital (Halifax) Limited in relation to the above property. I understand that agreement has been reached for the grant of a works licence to my client and for dedication of certain land upon completion of the works as illustrated in the attached plans. There is to be no consideration for the licence/dedication but my client will meet your client's reasonable legal fees in this matter. Could you please confirm that you are instructed and provide me with an estimate of your fees. I will then obtain funds in order to provide you with an undertaking and provide you with draft documents.	Email
27-Jun-24	Kevin Guy	Liz Ganderton (Geldards)	Chasing up email.	Email
27-Jun-24	Liz Ganderton (Geldards)	Mark Hurst (Hamlins)	Chasing up email.	Email
04-Jul-24	Kevin Guy	Liz Ganderton (Geldards)	Chasing up email.	Email
04-Jul-24	Liz Ganderton (Geldards)	Kevin Guy	Nothing, I'm afraid Kev. I will give a chase at my end as well.	Email
09-Jul-24	Kevin Guy	Liz Ganderton (Geldards)	Chasing up email.	Email
10-Jul-24	Liz Ganderton (Geldards)	Kevin Guy		Email
			I have now received a reply from the owner's solicitor – see attached. You will see that he is asking for an undertaking for his fees up to a maximum of £5000 plus VAT whether or not the matter proceeds to completion. This is pretty high for what is required but I suspect we don't have time to argue about it. If you are happy for us to give this undertaking I will need you to put us in funds in the sum of £6000 – if you need an invoice or other paperwork from me to enable you to do that please let me know. You will note also that they are saying that once the document is agreed they will need to obtain consent from the owner's mortgagee – this will affect timescales for completion of the licence.	
11-Jul-24	Kevin Guy	Liz Ganderton (Geldards)	Thank you for this Yes the undertaking is higher than we'd like but needs must I suppose @Harriett Sunderland do you agree? As for the mortgage issue this is the first time we have heard about this - I will pick this up with the agent - it will undoubtedly delay matters. @Harriett Sunderland - thoughts please. @Liz Ganderton please progress as quickly as you can, subject to receiving the fees.	Email
11-Jul-24	Harriett Sunderland	Liz Ganderton (Geldards)	Thanks Liz, Can see this being a problem. Please can you go back to them and stress that we have been trying to get this agreed for a long period of time, works are due to commence in 4 weeks and unless they feel their lender will be able to respond in time, we will need to agree a licence or this will cause significant delay.	Email

11-Jul-24	Liz Ganderton (Geldards)	Harriett Sunderland	<p>Unfortunately I think this is unlikely to cut any ice with the owner's lawyers. If mortgagee consent is required it is likely that it will be an event of default under the owner's mortgage covenants to enter into the licence without consent and this could in theory entitle the lender to demand full repayment of all monies owing to it. It is unlikely that the lawyer will advise his client to proceed on this basis.</p> <p>Our best chance of achieving your timescale is to give the undertaking and agree the licence as quickly as we can so that consent can be requested. The one positive is that the lender appears at least to be a mainstream lender, Lloyds Bank plc, which should improve the chances of getting the consent without lengthy delay.</p>	Email
19-Jul-24	Liz Ganderton (Geldards)	Harriett Sunderland	I will need to provide the owner's solicitor with an undertaking before they will deal with the licence – my attached email refers. I have not seen any confirmation yet that we have received the monies – have they been sent?	Email
08-Aug-24	Kevin Guy	Liz Ganderton (Geldards)	Have you received anything from the other side on this?	Email
08-Aug-24	Liz Ganderton (Geldards)	Kevin Guy	I have not yet received a response to my email of 30 July sending draft documentation but I have just chased.	Email
08-Aug-24	Vicky Stanborough (Hamlins)	Liz Ganderton (Geldards)	I am assisting Mark with this matter and we will be reverting to you during the course of next week.	Email
20-Aug-24	Liz Ganderton (Geldards)	Vicky Stanborough (Hamlins)	I refer to your email below, when you were anticipating coming back to me last week on the draft documents. Are you now able to revert please?	Email
20-Aug-24	Vicky Stanborough (Hamlins)	Liz Ganderton (Geldards)		Email
21-Aug-24	Liz Ganderton (Geldards)	Kevin Guy	I apologise for the further delay but I have asked my client to first confirm that the plan and drawing are agreed as the plan is different to the one we originally received from our client. See below for your information. I will follow up again early next week if I have heard nothing further.	Email
21-Aug-24	Kevin Guy	Liz Ganderton (Geldards)	Thanks for chasing Liz	Email
04-Sep-24	Kevin Guy	Liz Ganderton (Geldards)	Please see the email below which I received from Jane Bradshaw which is self explanatory.	Email
04-Sep-24	Liz Ganderton (Geldards)	Kevin Guy	<p>Before, I discuss this with the team, does this mirror the feedback which you have received (if any)?</p> <p>Thank you for this.</p> <p>I confirm that the plan I have been working to is the one labelled HS 17.6.24 and the last I heard from them was the attached email, indicating that they were querying the plan with their client.</p>	Email
26-Sep-24	Liz Ganderton (Geldards)	Vicky Stanborough (Hamlins)	Further to your email below, I understand that my client has now dealt with your client's queries regarding the plan. The matter is now becoming time critical for my clients – can you please come back to me on the draft documents at your earliest convenience.	
03-Oct-24	Liz Ganderton (Geldards)	Vicky Stanborough (Hamlins)	Can you please come back to me on this one as soon as possible. I understand that you should now have instructions – if that is not the case could you please let me know.	
03-Oct-24	Vicky Stanborough (Hamlins)	Liz Ganderton (Geldards)	Yes I do have instructions regarding the plan queries. I will come back to you on the draft shortly.	
10-Oct-24	Vicky Stanborough (Hamlins)	Liz Ganderton (Geldards)	Please see attached red-line amended agreement for approval.	
10-Oct-24	Liz Ganderton (Geldards)	Kevin Guy	<p>I have now heard from the owner's solicitor with an amended draft of the licence and shall be grateful for your instructions on the following: 1. The licence provided that the "Adoptable Parts" (being the parts coloured yellow and green on the attached plan) will be dedicated as public highway by the owner on completion of the Council's works. They have amended the definition of "Adoptable Parts" to state that this will comprise the surface of these areas only and not the subsoil. Is this acceptable? Will you be installing anything under the surface? 2. As usual we put a cap of £5m per claim or series of related claims in relation to the Council's indemnity for losses arising as a result of the Council exercising its rights in the licence. They have deleted this cap, which would make the indemnity unlimited. I presume that this will not be acceptable and that I should reinstate the cap? 3. In the termination provision they have added a right for the owner to terminate if the Council is in breach of its obligations in the licence. Are you happy for me to accept this, subject to amending so that they must first give the Council notice and a reasonable opportunity to remedy?</p>	
14-Oct-24	Kevin Guy	Liz Ganderton (Geldards)	Response to above	
16-Oct-24	Liz Ganderton (Geldards)	Kevin Guy	<p>Thank you for this Kevin, please see my further comments in blue below. I have amended the licence and will return it confirmation of your instructions on point 1 below. In relation to the adoption following completion of the works, will you expect them to enter into a dedication/adoption agreement and, if so, do you have a standard form? I have also now checked the landowner's title and that only point of significance is the attached easement in favour of Yorkshire Water Services. The plans are of poor quality and I am struggling to tell whether there is any apparatus in the land covered by the licence but I imagine you will have already made enquiries as to the presence of any statutory undertakers' equipment in the land. If you want me to make any further enquiries of the owner's solicitor please let me know.</p>	
07-Nov-24	Vicky Stanborough (Hamlins)	Liz Ganderton (Geldards)	Is the attached agreed please?	
14-Nov-24	Kevin Guy	Liz Ganderton (Geldards)	Chasing response from BSP solicitor	
15-Nov-24	Liz Ganderton (Geldards)	Kevin Guy	Confirming that BSP solicitor has been chased	
15-Nov-24	Liz Ganderton (Geldards)	Vicky Stanborough (Hamlins)	Thank you for your email. Please see attached further amended licence, together with a mark up showing the changes. My client's standard form of adoption agreement now referred to in the draft will follow. I look forward to hearing from you as to whether this can now be agreed.	
19-Nov-24	Vicky Stanborough (Hamlins)	Liz Ganderton (Geldards)	Can you please send the draft adoption agreement so that I can review this at the same time as the revised draft licence.	
22-Nov-24	Liz Ganderton (Geldards)	Vicky Stanborough (Hamlins)	Please find attached the draft adoption agreement for approval.	
02-Dec-24	Liz Ganderton (Geldards)	Vicky Stanborough (Hamlins)	Our client requires completion before Christmas, please confirm if the documentation is agreed and confirm that you have applied for mortgagee consent.	
10-Dec-24	Liz Ganderton (Geldards)	Vicky Stanborough (Hamlins)	As noted in my email below, our client requires completion before Christmas. Please can you urgently confirm if the documentation is agreed and confirm that you have applied for mortgagee consent?	
10-Dec-24	Vicky Stanborough (Hamlins)	Liz Ganderton (Geldards)	I await instructions from my client on the draft documentation and an update from them regarding mortgagee consent.	