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Official copy of register of title

Title number SYK618610

Edition date 10.09.2014

- This official copy shows the entries on the register of title on 13 JUN 2023 at 14:32:02.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 13 Jun 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

SOUTH YORKSHIRE : DONCASTER

- 1 (02.07.2014) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 4 Trafford Court, Doncaster (DN1 1PN).
- 2 (02.07.2014) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 3 (02.07.2014) The land has the benefit of the rights reserved by a Transfer of the land adjoining the eastern boundary of the land in this title dated 11 September 2008 made between (1) Trafcourt Properties Limited and (2) Doncaster Borough Council.

NOTE: Copy filed under SYK558011.

- 4 (02.07.2014) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 24 June 2014
Term : from and including 1 September 2014 and ending on 31 August 2024
Parties : (1) Trafcourt Properties Limited
(2) Taskmaster Resources Limited
- 5 (02.07.2014) The landlord's title is registered.
- 6 (10.09.2014) The Lease prohibits or restricts alienation.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title number SYK618610

Title absolute

- 1 (02.07.2014) PROPRIETOR: TASKMASTER RESOURCES LIMITED (Co. Regn. No. 03289148) of 8 Leodis Court, Leeds LS11 5JJ.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (02.07.2014) The land tinted blue on the title plan is subject to such restrictive covenants as may have been imposed thereon before 10 May 1849 and are still subsisting and capable of being enforced.
- 2 (02.07.2014) The land tinted pink on the title plan is subject to such restrictive covenants as may have been imposed thereon before 28 October 1972 and are still subsisting and capable of being enforced.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

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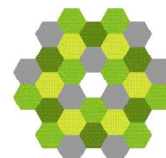
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 14 June 2023 shows the state of this title plan on 14 June 2023 at 15:24:15. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Nottingham Office .

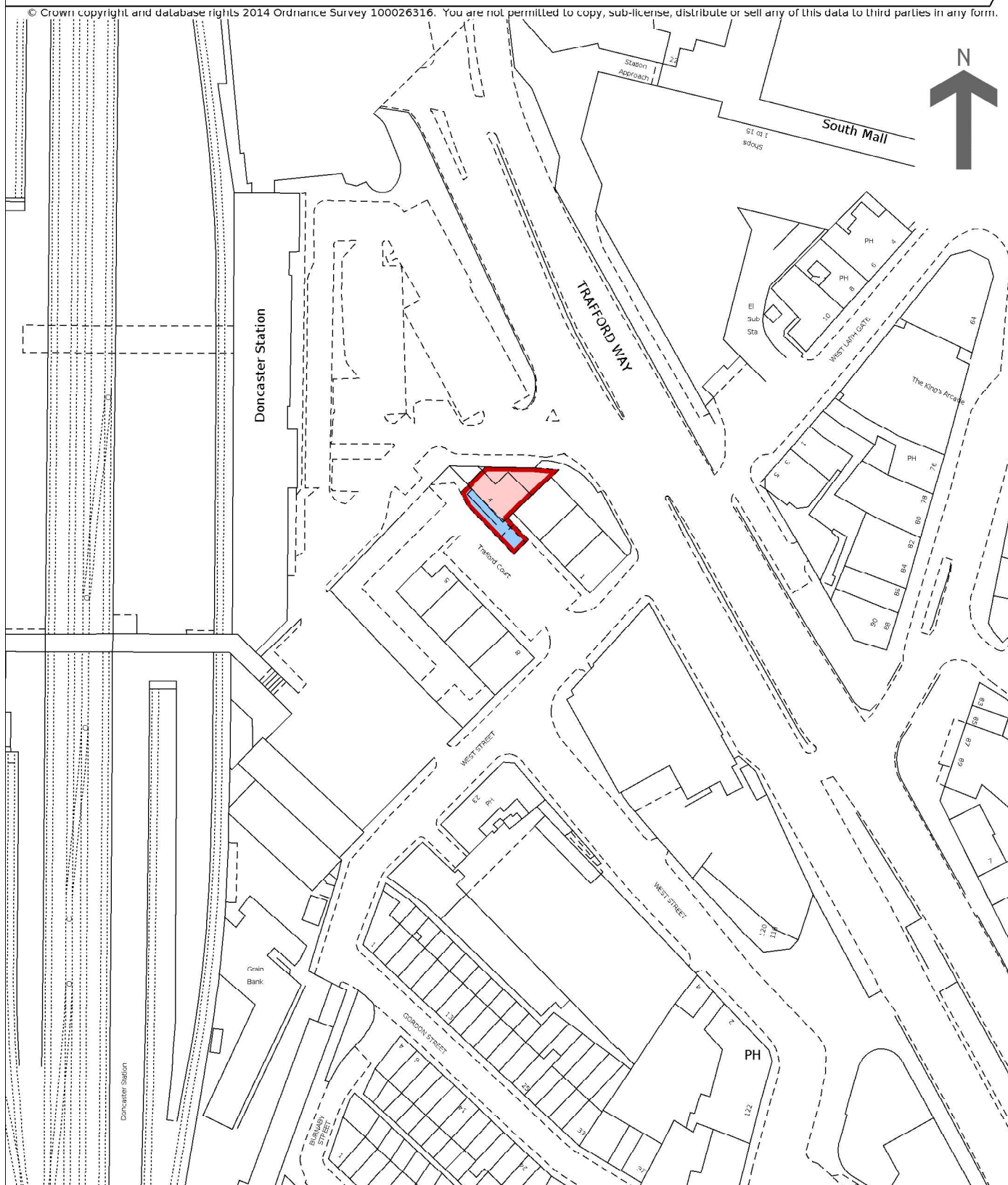
HM Land Registry

Official copy of title plan

Title number **SYK618610**
Ordnance Survey map reference **SE5703SW**
Scale **1:1250**
Administrative area **South Yorkshire :**
Doncaster



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Address	Description
1 /2, Trafford Court, Doncaster, South Yorkshire, DN1 1PN	Offices and premises
2 Car Spaces For Unit 4 R/o, Trafford Court, Doncaster, South Yorkshire, DN1 1PN	Car parking spaces and premises

Address	Description
<u>2 Car Spaces For Unit 4, Trafford Court, Doncaster, South Yorkshire, DN1 1PN</u>	Car parking spaces and premises
<u>2 Car Spaces For Units 7 & 8 R/o, Trafford Court, Doncaster, South Yorkshire, DN1 1PN</u>	Car parking spaces and premises
<u>3 Car Spaces For Unit 3 R/o, Trafford Court, Doncaster, South Yorkshire, DN1 1PN</u>	Car parking space and premises
<u>3, Trafford Court, Doncaster, South Yorkshire, DN1 1PN</u>	Offices and premises
<u>4 Car Spaces For Unit 4, Trafford Court, Doncaster, South Yorkshire, DN1 1PN</u>	Car parking spaces and premises
<u>4 Car Spaces For Units 5 & 6 R/o, Trafford Court, Doncaster, South Yorkshire, DN1 1PN</u>	Car parking space and premises
<u>4, Trafford Court, Doncaster, South Yorkshire, DN1 1PN</u>	Offices and premises
<u>6 Car Spaces For Unit 4, Trafford Court, Doncaster, South Yorkshire, DN1 1PN</u>	Car parking spaces and premises
<u>7 -8, Trafford Court, Doncaster, South Yorkshire, DN1 1PN</u>	Offices and premises
<u>Unit 5, Trafford Court, Doncaster, South Yorkshire, DN1 1PN</u>	Offices and premises
<u>Unit 6, Trafford Court, Doncaster, South Yorkshire, DN1 1PN</u>	Offices and premises
<u>Units 5 & 6, Trafford Court, Doncaster, South Yorkshire, DN1 1PN</u>	Offices and premises

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**Doncaster
Council**

Private & Confidential
Taskmaster Resources Limited
8 Leodis Court
David Street
Leeds
LS11 5JJ

Contact: **Joanne Chipp-Smith**
Tel: (01302) 734476
E-Mail: Joanne.Chipp-Smith@doncaster.gov.uk
Website: www.doncaster.gov.uk
Our Ref:
Your Ref:
Date: 12th July 2022

Dear Sir/Madam,

Unit 4 Trafford Court, Doncaster

I write with reference to your leasehold interest in the above mentioned property, and further to the letter from my colleague David Stimpson dated 24th June (copy attached for ease of reference).

I note that as yet, I have not received a response to Mr. Stimpson's letter as requested and I'm therefore reaching out again to invite you to enter into meaningful discussions with Doncaster Council over your occupancy requirements. As previously advised, the Council is committed to acquiring interests by negotiation and assisting with the relocation of dispossessed tenants wherever possible.

I would therefore be grateful if you would contact me as soon as possible to arrange a mutually convenient time to discuss the proposals, timings, your business needs and explore how Doncaster Council can support you in this matter.

I look forward to hearing from you.



Yours Faithfully

Joanne Chipp-Smith
Principal Surveyor
Strategic Asset Management



Doncaster Council

RECORDED DELIVERY**Private & Confidential**

Taskmaster Resources Limited
8 Leodis Court
David Street
Leeds
LS11 5JJ

Contact: David Stimpson

Tel: (01302) 737363

E-Mail: David.stimpson@doncaster.gov.uk

Website: www.doncaster.gov.uk

Our Ref:

Your Ref:

Date: 24th June 2022

Dear Sir/Madam,

Unit 4 Trafford Court, Doncaster

I write with reference to your leasehold interest in the above mentioned property.

As you may be aware, Doncaster Council has recently been awarded funding as part of the government's 'Towns Deal' to support the delivery of the Council's Station Gateway project within the Urban Centre Masterplan. This is an opportunity to bring about transformational change in this part of the town, to improve connectivity into and around the Doncaster train station and support the redevelopment of this area as a growth hub. This will subsequently help drive further regeneration across the town center.

In order to deliver this regeneration, the Council will need to acquire several properties in the area, including the units within the Trafford Court Office Complex. We would like to enter into meaningful discussions with you in this regard to try and reach an agreement on how we can form a solution together that will enable the Council to deliver its ambitions.

The Council is committed to acquiring interests by negotiation and assisting with the relocation of dispossessed tenants wherever possible. The Strategic Asset Management team would therefore like to discuss this matter further with you and I would be grateful if you would contact Joanne Chipp-Smith (joanne.chipp-smith@doncaster.gov.uk) to arrange a mutually convenient time to discuss the proposals, timings, your business needs and explore how Doncaster Council can support you in this matter.

Due to timing requirements of the project, the Council is currently also obtaining the information required to pursue a compulsory purchase order (CPO) to secure any interests that cannot be acquired by agreement. Please note that this exercise is running in the background, in tandem with negotiations that are currently taking place with all affected parties. A CPO will only ever be used as a last resort and Doncaster Council hope to be able to reach agreement with you. A standard introductory letter from Browne Jacobson,

Civic Office

Waterdale, Doncaster, South Yorkshire DN1 3BU

the solicitors who are instructed on behalf of Doncaster Council to deal with the CPO documentation will follow in due course.

Yours faithfully

A handwritten signature in black ink, appearing to read 'D Stimpson', written in a cursive style.

David Stimpson
Head of Service - Property

Mowbray House Castle Meadow Road Nottingham NG2 1BJ
t + 44(0)115 976 6000 f + 44(0)115 947 5246
www.brownejacobson.com DX 718130 Nottingham 27

Our Ref: SHOFF02/081098.00018
Direct Dial: +44 (0)330 452365
E-Mail: Sophie.hoffman@brownejacobson.com

brownejacobson

Private & Confidential
Taskmaster Resources Limited
8 Leodis Court
David Street
Leeds
LS11 5JJ

11 October 2022

Dear Sir/Madam

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

Notification under section 16 of the Local Government (Miscellaneous Provisions) Act 1976 - potential Compulsory Purchase: Regeneration of Doncaster Town Centre

We act on behalf of Doncaster Borough Council (the "Council"). As set out in the Council's letter dated 24 June 2022, the Council has secured funding from central government to regenerate Doncaster Town Centre, specifically the area in the vicinity of Doncaster Railway Station.

In order to deliver this regeneration, the Council will need to acquire several properties and interests, in the area. The Council would like to do this by agreement wherever possible and is committed to working with all parties affected by this project to assist with suitable re-location.

However, to ensure delivery of these important projects, the Council is considering making a Compulsory Purchase Order over the relevant areas. We attach a plan showing the area of land which would be subject to any Compulsory Purchase Order (the "Land").

We understand that you have a leasehold interest in the Land, being the registered owners of SYK618610.

The Council is currently securing information to ensure all persons with a relevant interest in the Land are served with the appropriate statutory notices, kept informed throughout the process and to ensure all interests are recorded for compensation purposes.

Accordingly, you will find a Notice, pursuant to section 16 of the Local Government (Miscellaneous Provisions) Act 1976 enclosed with this letter. We also enclose a reply form which will assist you in identifying the information sought by us and which you may use to provide this information. We ask you complete and return the form to us in the stamped addressed envelope provided.

Please complete the requisition for information within 14 days from the date of service and return this to Browne Jacobson LLP at the above address.

Please note that failure to reply to this Statutory Notice within 14 days of service of the notice is a criminal offence and you may be liable to prosecution.

Birmingham Exeter London Manchester Nottingham

If you have any queries concerning help with re-location, this letter or the enclosed notice and form, or the proposed Compulsory Purchase please contact Joanne Chipp-Smith, Principal Surveyor: joanne.chipp-smith@doncaster.gov.uk, in the first instance.

Yours faithfully

A handwritten signature in dark ink, appearing to read "Browne Jacobson LLP". The script is cursive and fluid, with the letters "B", "J", and "L" being particularly prominent.

BROWNE JACOBSON LLP

DONCASTER BOROUGH COUNCIL

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

11 October 2021 / 081098.00018

To: Taskmaster Resources Limited

Re: 4 Trafford Court, Doncaster, DN1 1PN

REQUISITION FOR INFORMATION

TAKE NOTICE that, pursuant to the provisions of section 16 of the Local Government (Miscellaneous Provisions) Act 1976, the above-named authority hereby gives you notice as follows:

- (a) The authority requires to purchase the land shown edged red on the attached plan which includes the above property.
- (b) The authority requires you to notify it in writing within 14 days from the date of service of this notice, the information specified on pages 2 and 3 of this notice.

No covering letter is necessary. A duplicate of the Requisition is enclosed for you to retain. A business reply envelope is also enclosed for the return of the Requisition.

Failure to respond to this Requisition is an offence. It is also an offence knowingly to make any false statement in responding to this Requisition.

A handwritten signature in black ink, reading "Browne Jacobson LLP", written over a dotted line.

BROWNE JACOBSON LLP

To: BROWNE JACOBSON LLP

Return of information required to be given under section 16 of the Local Government (Miscellaneous Provisions) Act 1976

.....


Signed on Behalf of Taskmaster Resources Limited

From: Taskmaster Resources Limited

In reply to notice dated 11 October 2022

I/we hereby declare that the following information is correct to the best of my knowledge.

Re: 4 Trafford Court, Doncaster, DN1 1PN

- (a) Name (in full) and address *TASKMASTER RESOURCES LTD
8 LEEDS COURT, DAVIS STREET
LEEDS LS11 5JJ*
- (b) State nature of interest in the premises
LEASEHOLDER, OPERATIONS & RECRUITMENT BUSINESS
- (c) Tick where appropriate: freehold leasehold yearly tenancy/6 monthly tenancy/quarterly tenancy/monthly tenancy/weekly tenancy
- (d) State when your interest commenced *01/11/99. NEW LEASE FROM JUNE 2014
(10 YEARS) (EXPIRES SEPT 2024)*
LANDLORD HAS OFFERED A NEW TEN YEAR LEASE FROM JUNE 2024.
- (e) If you are a tenant, state name and address of person to whom you pay your rent
*DAVID SARGENT MANAGEMENT LTD - RICO HOUSE, GEORGE ST, ARISTWICH, MANCHESTER
M25 9NS.*
- (f) Name and address (in full) of any other person having an interest in the premises. State nature of that interest
NONE
- (g) Name and address (in full) of any other person in occupation of the premises
NONE

If you are a limited company:

- (a) Please give your Registered Office

8 LEONIS COURT, DAVID STREET
LEEDS LS11 5JT.

If you are a Partnership:

- (a) Please provide the names and addresses of Partners
- (b) State the purpose for which the premises are being used
- (c) Does the person or organisation named in question (a) enjoy any rights, easements or other legal interest over any adjacent land? If yes, please give details below:
- (d) Does anybody in an adjacent property enjoy any rights, easements or other legal interest over this property? If yes, please give details below:

Full name: ANDREW SIKORUPKA

Address: APARTMENT 1, GRANVILLE HOUSE, 11 RIBB ROAD, HARRINGTON NG1 2JA.

Telephone Number: 0113 2465995

Nature of interest: TASKMASTER, MANAGING DIRECTOR

This Requisition must be returned to:

BROWNE JACOBSON LLP

Mowbray House

Castle Meadow Road

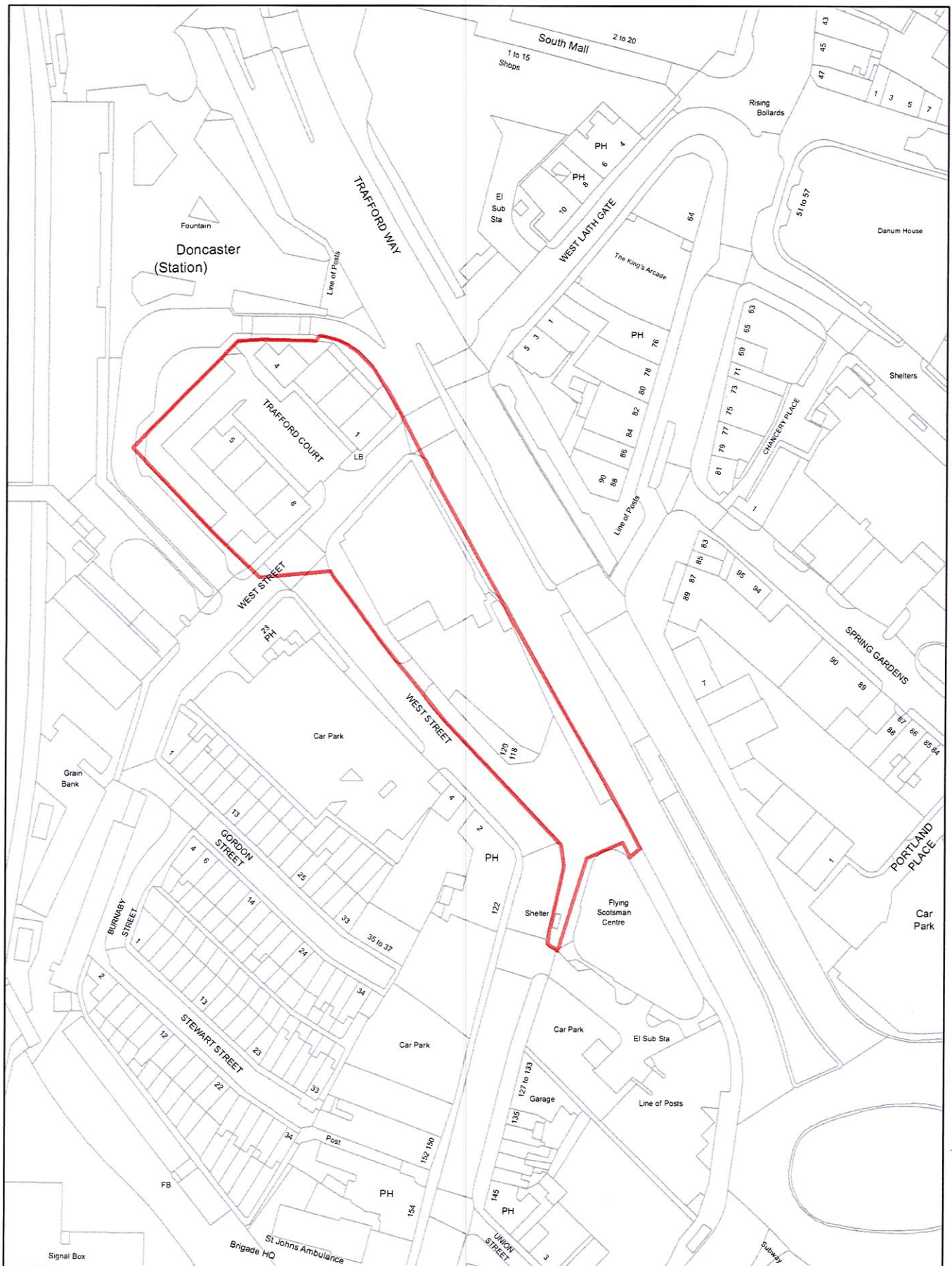
Nottingham

NG2 1BJ

Doncaster Town Deal Plan



Doncaster
Council



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Completed By :
rachaer

Map Reference:
Doncaster Town Deal CPO

Date :
05/2022

Scale :
1:1,309

Employment, unemployment and economic inactivity in Doncaster

How Doncaster compares with Yorkshire and The Humber and Great Britain across employment-related statistics

Select a different local authority

Type an area name...

Last updated: 02 February 2024

In Doncaster:

Employment rate

73.6%

ages 16 to 64

Employment in Doncaster has decreased compared with the previous year. Doncaster's employment rate was lower than across Yorkshire and The Humber as a whole in the year ending September 2023.

[Go to employment rate section](#) ↓

Unemployment rate**3.7%**

ages 16+

Unemployment (people looking for work) has stayed at a similar rate compared with a year earlier. The most recent unemployment rate for Doncaster was higher than across Yorkshire and The Humber as a whole.

[Go to unemployment rate section](#) ↓

Claimant Count**4.6%**

ages 16 to 64

Claimant Count remained similar in December 2023 compared with a year earlier. The [Claimant Count](#) measures the number of people who are claiming unemployment-related benefits.

[Go to Claimant Count section](#) ↓

Economic inactivity**23.0%**

ages 16 to 64

Economic inactivity has slightly decreased since the previous year. These are people who are neither employed nor seeking work.

[Go to economic inactivity section](#) ↓

These estimates are less precise than national or regional figures because they are based on smaller numbers of survey respondents.

- **Local population changes also mean that the numbers of people in each area who are employed, unemployed and economically inactive in this article may be under- or over-estimates.**
-

Estimates of employment and economic inactivity are based on the Annual Population Survey. Unemployment estimates are modelled to improve their precision compared to those based only on responses provided via the Annual Population Survey.

The Claimant Count is based on administrative data from the benefits system. These data are experimental statistics.

Employment in Doncaster has decreased compared with the previous year

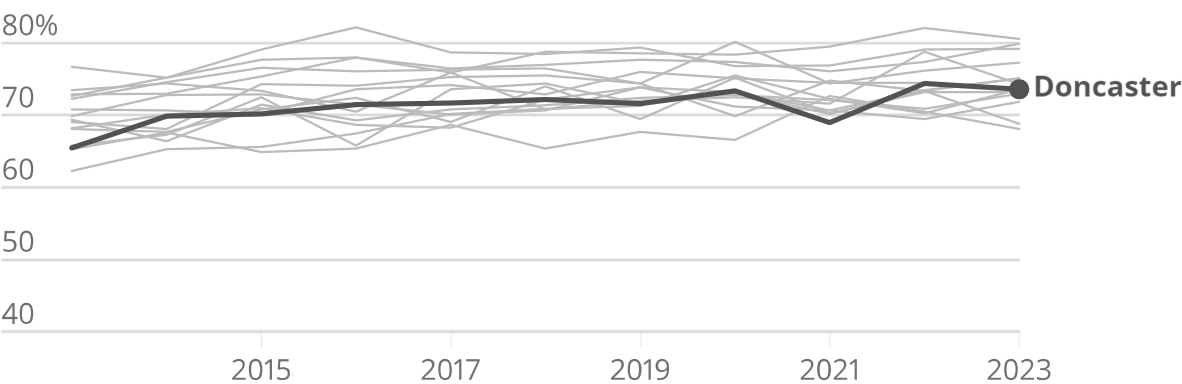
Doncaster's employment rate was lower than across Yorkshire and The Humber as a whole in the year ending September 2023.

Of people aged 16 to 64 years living in Doncaster, 73.6% were employed in the year ending September 2023. This is a decrease compared with the year ending September 2022 when the local rate was 74.4%.

Across Yorkshire and The Humber in the year ending September 2023, 74.7% of people aged 16 to 64 years were employed. This was slightly higher compared with the previous year, when 74.5% of people were employed.

Employment rates of areas in Yorkshire and The Humber

Among those aged 16 to 64 years (%), year ending June 2013 to year ending September 2023



Source: Annual Population Survey from the Office for National Statistics

Figures are based on a small number of survey responses in each area and are less precise than national or regional estimates. Ranking, and changes in ranking, may be the result of sampling variability.

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Overall, there were 140,000 people aged 16 and over in Doncaster who were employed in the year ending September 2023. This is down from

the previous year, when there were 141,000 people aged 16 and over who were employed.

Local population changes mean that the numbers of people in each area who are employed, unemployed and economically inactive in this article may be under- or over-estimates.

[Back to top](#)

Unemployment remained similar in Doncaster compared with the previous year

Unemployment estimates are modelled to improve their precision compared to those based only on responses provided via the Annual Population Survey.

Around 5,400 people aged 16 and over in Doncaster were unemployed in the year ending September 2023. This is a rate of 3.7%.

This was a very similar rate to the year ending September 2022 when the unemployment rate was 3.7%.

Across Yorkshire and The Humber, from the year ending September 2022 to the year ending September 2023, there was a decrease in the unemployment rate from 3.7% to 3.5%.

Year on year, the number of people unemployed in Yorkshire and The Humber fell from around 101,000 to around 93,900 over the same period.

Unemployment across Great Britain stayed at a similar rate between the year ending September 2022 and the year ending September 2023, going from around 1,200,000 people (3.7%) to around 1,240,000 (3.7%).

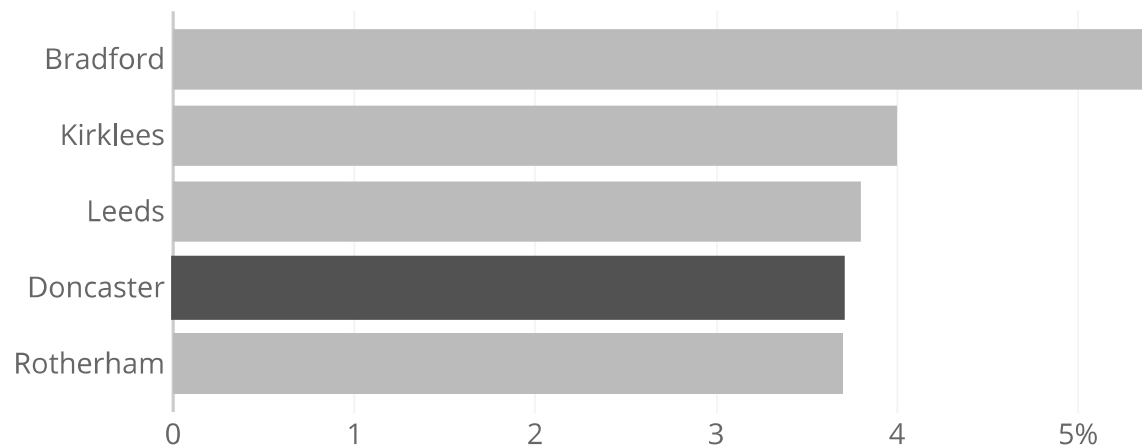
Unemployed people are those without jobs who are actively seeking work and available to take up a job. Some jobless people may not seek work or be able to work for various reasons, such as retirement, sickness, or study, and are called "economically inactive".

This means that the employment rate and the unemployment rate can both go up at the same time as people move into the labour market and become job seekers.

The unemployment rate is the number of unemployed people out of everyone "economically active" in the labour market, that is, everyone who is employed or looking for work. The employment rate is out of the working-age population including "economically inactive" people.

Highest unemployment rates (%) of areas in Yorkshire and The Humber

Among those aged 16 and over and active in the labour market, year ending September 2023



Source: Model-based estimates of unemployment from the Office for National Statistics

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Claimant Count in Doncaster was around the same as in the previous year

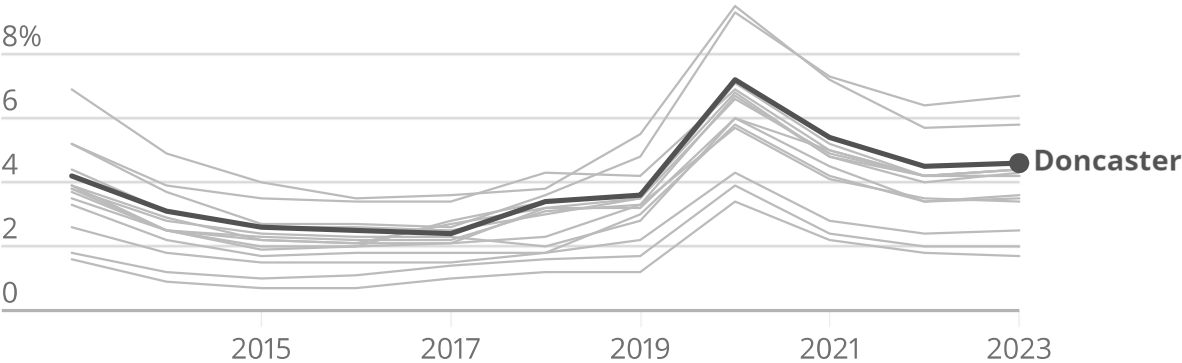
The Claimant Count is an experimental statistic that measures the number of people who are claiming unemployment-related benefits.

The Claimant Count in Doncaster was 8755 in December 2023, up from December 2022, when there were 8630 claimants.

The proportion of people aged 16 to 64 years in Doncaster who were claiming unemployment-related benefits was 4.6% in December 2023, a similar value compared with December 2022 when it was 4.5%.

Claimant Count (%) for areas in Yorkshire and The Humber

Among those aged 16 to 64 years, September 2013 to December 2023



Source: Claimant Count from Department for Work and Pensions

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Economic inactivity has slightly decreased in Doncaster compared with the previous year

Around 42,200 people or 23.0% of the population aged 16 to 64 years in Doncaster were "economically inactive" in the year ending September 2023. This compares with around 43,300 people (23.4%) in the year ending September 2022.

People are classed as "economically inactive" if they are not in employment but don't meet the criteria for being "unemployed". This means they have not been seeking work within the previous four weeks or were unable to start work within the next two weeks. Common reasons include being retired, looking after the home or family or being temporarily or long-term sick and disabled.

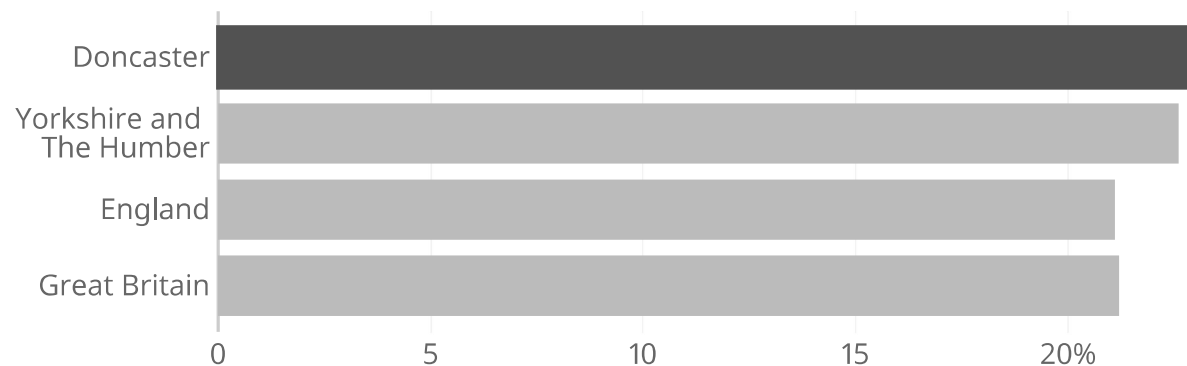
Economic inactivity in Doncaster is slightly higher than across Yorkshire and The Humber.

Across Yorkshire and The Humber, 22.6% of people aged 16 to 64 years were economically inactive during the year ending September 2023, around the same rate as the year ending September 2022 when 22.6% were economically inactive.

Overall in Great Britain, 21.2% of people aged 16 to 64 years were economically inactive, compared with 21.6% in the previous year.

Economic inactivity in Doncaster compared with Yorkshire and The Humber

Residents aged 16 to 64 years (%), year ending September 2023



Source: Annual Population Survey from the Office for National Statistics

The estimate for Doncaster is based on a small number of survey responses and is less precise than national or regional estimates. Ranking may be the result of sampling variability.

[Download chart](#)

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More data about Doncaster

You can view and download more local labour market data on the [Doncaster area profile page on Nomis](#).

Find more [facts and figures about Doncaster](#).

More data on the labour market

The most recent labour market figures for all local authorities are in our [associated data release](#).

You can also read our most recent [labour market overview](#).

Historic data is available on Nomis. For employment and economic inactivity, see estimates from the [Annual Population Survey](#). Data for [model-based unemployment](#) and [Claimant Count \(non-seasonally adjusted\)](#) are also available.

About this article

The content in this article is generated using semi-automated journalism, based on rules pre-programmed by Office for National Statistics (ONS) staff.

This is a new product in Beta release, intended to improve the accessibility of labour market data at local level. [Leave us general feedback](#) or contact the subnational analysis team by emailing subnational@ons.gov.uk.

Articles are not available for Isles of Scilly and City of London, as the survey samples of the resident population are too small.

Previous editions

This pilot release was originally published on October 5 2023 and was updated with new data on November 9 2023. For transparency, all data previously provided in the release are listed below.

[Download data for the October 5 and November 9, 2023 editions of Employment, unemployment and related statistics for your area, 354KB, XLSX.](#)

➤ **All article pages for local authorities**