

THE DONCASTER (CITY GATEWAY – RAILWAY SQUARE AND PHASE 1)

COMPULSORY PURCHASE ORDER 2023

THE TOWN AND COUNTRY PLANNING ACT

1990, AND THE ACQUISITION OF LAND ACT 1981

INDEX OF DOCUMENTS ACCOMPANYING

PROOF OF EVIDENCE OF JO CHIPP-SMITH

FOR AND ON BEHALF OF CITY OF DONCASTER COUNCIL

Reference Number	Title of Document	Page no.
POE/JCS/1	NOT USED	n/a
POE/JCS/2	Email from Highways to Council dated 10 May 2022	5 – 6
POE/JCS/3	Section 16 Notices	7 – 24
POE/JCS/4	Call notes 21 March 2024 – Taskmaster and Jo re Kings Mews (email)	25 - 26
POE/JCS/5	NOT USED	n/a
POE/JCS/6	NOT USED	n/a
POE/JCS/7	Alternative properties evidence	27- 28
POE/JCS/8	Undertaking to Wolseley for legal and professional fees	29
POE/JCS/9	Letter dated 7 September 2021 Council to Wolseley inviting discussion	30
POE/JCS/10	Follow up chaser letters dated 1 October 2021; 18 October 2021 and 2 November 2021 – POE/JCS/10 is this not below, which was in response to email of 21.10.21	31 - 36

POE/JCS/11	Email/Call on 2 November 2021 – Mr Rudkin and Thomas Leech	37
POE/JCS/11A	Correspondence schedule between Wolseley and Doncaster	37 – 43
POE/JCS/12	Email dated 14 February 2022 – Mr Leech to Mr Rudkin re size requirements	44
POE/JCS/13	Emails dated 20 September 2022 – Jo to Wolseley confirming involvement	46
POE/JCS/14	Email dated 31 October 2022 – Jo to Wolseley requesting catch up	52
POE/JCS/15	NOT USED	n/a
POE/JCS/16	Notes of meeting on 19 July 2023	58
POE/JCS/17	Notes of meeting on 13 September 2023	64
POE/JCS/18	Notes of meeting on 18 October 2023	66
POE/JCS/19	Notes of meeting on 13 November 2023	68
POE/JCS/20	Notes of meeting on 21 November 2023	70
POE/JCS/21	Notes of meeting on 4 December 2023	73
POE/JCS/22	Notes of meeting on 15 January 2023	75
POE/JCS/23	Notes of meeting on 5 February 2024	77
POE/JCS/24	Notes of meeting of 26 February 2024	79
POE/JCS/25	Notes of meeting of 18 March 2024	81
POE/JCS/26	NOT USED	n/a
POE/JCS/27	Notes of meeting of 22 March 2024	81
POE/JCS/28	Email 27 January 2022 – Council to Wolseley for valuation to be undertaken	83
POE/JCS/28a	Email 14 Feb 2022 – Response from Wolseley	84
POE/JCS/29	NOT USED	
POE/JCS/30	Email 21 April 2022 – Council to Wolseley seeking response	86
POE/JCS/31	NOT USED	n/a
POE/JCS/32	NOT USED	n/a

POE/JCS/30A	Email 17 June 2022 – Council seeking update from W	89
POE/JCS/33	18 July 2022 – Mr Rudkin proposal of sale and leaseback	89
POE/JCS/34	NOT USED	n/a
POE/JCS/35	Requests on 23 Nov 2022 and 16 Dec 2022 re freehold values	91
POE/JCS/36	Email dated 21 December 2023 – Council made open offer via agents to acquire freehold	96
POE/JCS/37	Email dated 5 March 2024 – Council to Wolseley and agents	100
POE/JCS/38	NOT USED	n/a
POE/JCS/39	Email/Letter 24 June 2022 – Council to Taskmaster advising property part of change area	103
POE/JCS/40	Follow up letter 12 July 2022 – inviting discussion	105
POE/JCS/41	Further letter 9 September 2022	106
POE/JCS/42	Teams meeting on 30 September 2022 – Council and Taskmaster - notes of	107
POE/JCS/43	16 December 2022 – email to taskmaster with list of properties	109
POE/JCS/44	Email dated 13 February 2023 – Taskmaster to Council re sq ft requirements	111
POE/JCS/45	Revised list of properties	114
POE/JCS/46	NOT USED	n/a
POE/JCS/47	NOT USED	n/a
POE/JCS/48	Email of 11 March 2023 – response from Mr Skorupka re 20-22 Frenchgate	118
POE/JCS/49	Email of 13 June 2023 – email from Jo to Mr Skorupka re solicitors acting on his behalf, email chain that followed	122
POE/JCS/50	Notes of 20 December 2023 – property viewing – any notes of	127
POE/JCS/51	Email of 30 January 2024 – details of space at Doncaster Business Innovation Centre	128
POE/JCS/52	Email of 28 February 2024 – follow up from Jo for feedback	131
POE/JCS/53	Email of 5 March 2024 – follow up seeking response	133

POE/JCS/54	Email of 7 March 2024 – email from Taskmaster new contact confirming Kings Mews a better location	136
POE/JCS/55	Email of 18 March 2024 – details of Council car park season ticket	140
POE/JCS/55A & 55B	Response from Taskmaster – 19 March 2024	142
POE/JCS/56	NOT USED	n/a
POE/JCS/57	Timeline of correspondence	144

PINS REF: APP/PCU/CPOP/F4410/3324357

From: Chipp-Smith, Jo
Sent: 26 March 2024 10:16
To: Chipp-Smith, Jo
Subject: 2022.05.10 Doncaster Council to Highways
Attachments: Doncaster Town Deal Ownership Plan10.05.2022.pdf

Importance: High

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>
Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>
Property For Sale: www.rightmove.co.uk
Property To Let: www.rightmove.co.uk
<https://wearedoncaster.co.uk/business/property-search/>



From: Pritchard, Rachel <Rachel.Pritchard@doncaster.gov.uk>
Sent: 10 May 2022 09:22
To: Warren, Lisa (Highways) <Lisa.Warren@doncaster.gov.uk>
Cc: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>; Reeder, Rachael <Rachael.Reeder@doncaster.gov.uk>
Subject: Doncaster Town's Deal Plans for CPO
Importance: High

Hi Lisa

I attach plan and should be obliged if you could check your records as to the ownership of the unregistered parts (coloured white and within the red line) which form part of the proposed development and appear to form part of the highway. This is quite urgent. Thank you for your assistance.

Thanks
Rachel

Rachel Pritchard (Property Solicitor)
Senior Legal Officer
Contracts, Property and Transformation Team
Legal and Democratic Services
Doncaster Council

Phone: [REDACTED]
Address: Floor Two, Civic Office, Waterdale, Doncaster DN1 3BU
Email: Rachel.pritchard@doncaster.gov.uk
Website: www.doncaster.gov.uk

Follow MyDoncaster on Twitter and Facebook for the latest news

Please note the Council will no longer send or receive documents via the DX Postal Service with effect from the 1st November 2021.

Please treat the content of this e-mail as confidential. If you have received this e-mail and it is not addressed to you please accept my apologies and inform me as soon as possible.

Please note that contracts may NOT be concluded on behalf of Doncaster Borough Council by email.

Our Ref: SHOFF02/081098.00018
Direct Dial: [REDACTED]
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 black ink that reads "Browne Jacobson LLP". The signature is written in a cursive, flowing style.

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.



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

- (b) State nature of interest in the premises

- (c) Tick where appropriate: freehold/leasehold/yearly tenancy/6 monthly tenancy/quarterly tenancy/monthly tenancy/weekly tenancy

- (d) State when your interest commenced

- (e) If you are a tenant, state name and address of person to whom you pay your rent

- (f) Name and address (in full) of any other person having an interest in the premises. State nature of that interest

- (g) Name and address (in full) of any other person in occupation of the premises

If you are a limited company:

- (a) Please give your Registered Office

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:

Address:

Telephone Number:

Nature of interest:

This Requisition must be returned to:

BROWNE JACOBSON LLP
Mowbray House
Castle Meadow Road
Nottingham
NG2 1BJ

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.



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

- (b) State nature of interest in the premises

- (c) Tick where appropriate: freehold/leasehold/yearly tenancy/6 monthly tenancy/quarterly tenancy/monthly tenancy/weekly tenancy

- (d) State when your interest commenced

- (e) If you are a tenant, state name and address of person to whom you pay your rent

- (f) Name and address (in full) of any other person having an interest in the premises. State nature of that interest

- (g) Name and address (in full) of any other person in occupation of the premises

If you are a limited company:

- (a) Please give your Registered Office

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:

Address:

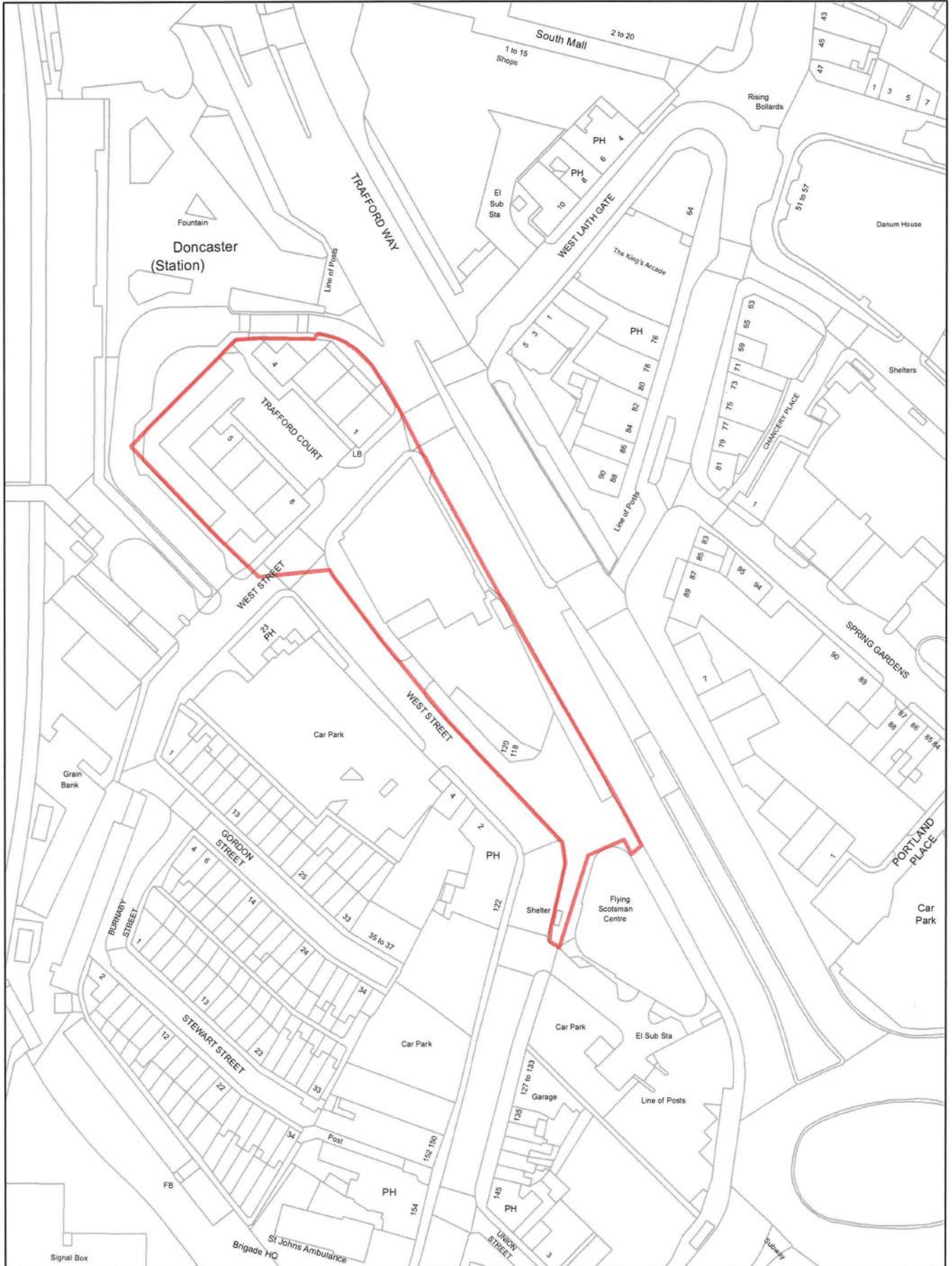
Telephone Number:

Nature of interest:

This Requisition must be returned to:

BROWNE JACOBSON LLP
Mowbray House
Castle Meadow Road
Nottingham
NG2 1BJ

Doncaster Town Deal Plan



<p>(c) Crown copyright. License Number 100019782. 2009. (c) Copyright GeoInformation Group 1997, 2002, 2005 and 2007.</p>	<p>Completed By : rachaelr</p>	<p>Map Reference: Doncaster Town Deal CPO</p>	<p>Date : 23/05/2022</p>	<p>Scale : 1:1,309</p>
--	--	---	--	--

Our Ref: SHOFF02/081098.00018
Direct Dial: [REDACTED]
E-Mail: Sophie.hoffman@brownejacobson.com

brownejacobson

Private & Confidential
Wolseley Centres Limited
PO Box 21
Boroughbridge Road
Ripon
N Yorks

11 October 2022

Dear Sirs

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

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

We are instructed by Doncaster Borough Council (the "Council") and write to you in relation to the above matter.

As you will be aware from your previous discussions with Council officers, the Council is seeking to secure land in the area in the vicinity of Doncaster Railway Station to deliver a series of regeneration projects.

The Council will continue to liaise with you directly about the voluntary purchase of your land interests, and has every hope that an agreement can be reached. But to provide the certainty that the Council requires in order to deliver the projects, it intends to make a Compulsory Purchase Order over the areas of land required, as shown edged on the attached plan (the "Land").

We understand that you hold an interest in the Land by virtue of ownership of freehold title SYK339072.

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 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

Browne Jacobson LLP is a limited liability partnership, registered in England and Wales, registered number OC306448, registered office Mowbray House, Castle Meadow Road, Nottingham, NG2 1BJ. Authorised and regulated by the Solicitors Regulation Authority (SRA ID 401163). A list of members' names is available for inspection at the above office. The members are solicitors, barristers or registered foreign lawyers.

If you have any queries concerning 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 black ink that reads "Browne Jacobson LLP". The signature is written in a cursive, flowing style.

BROWNE JACOBSON LLP

DONCASTER BOROUGH COUNCIL

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

11 October 2022 / 081098.00018

To: Wolseley Centres Limited

Re: Wolseley Plumb Centre on the North West side of West Street, Doncaster, DN1 1AA

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.



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 Wolseley Centres Limited

From: Wolseley Centres 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: Wolseley Plumb Centre on the North West side of West Street, Doncaster, DN1 1AA

- (a) Name (in full) and address

- (b) State nature of interest in the premises

- (c) Tick where appropriate: freehold/leasehold/yearly tenancy/6 monthly tenancy/quarterly tenancy/monthly tenancy/weekly tenancy

- (d) State when your interest commenced

- (e) If you are a tenant, state name and address of person to whom you pay your rent

- (f) Name and address (in full) of any other person having an interest in the premises. State nature of that interest

- (g) Name and address (in full) of any other person in occupation of the premises

If you are a limited company:

- (a) Please give your Registered Office

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:

Address:

Telephone Number:

Nature of interest:

This Requisition must be returned to:

BROWNE JACOBSON LLP
Mowbray House
Castle Meadow Road
Nottingham
NG2 1BJ

DONCASTER BOROUGH COUNCIL

IMPORTANT: THIS COMMUNICATION AFFECTS YOUR PROPERTY

11 October 2022 / 081098.00018

To: Wolseley Centres Limited

Re: Wolseley Plumb Centre on the North West side of West Street, Doncaster, DN1 1AA

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.



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 Wolseley Centres Limited

From: Wolseley Centres 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: Wolseley Plumb Centre on the North West side of West Street, Doncaster, DN1 1AA

- (a) Name (in full) and address

- (b) State nature of interest in the premises

- (c) Tick where appropriate: freehold/leasehold/yearly tenancy/6 monthly tenancy/quarterly tenancy/monthly tenancy/weekly tenancy

- (d) State when your interest commenced

- (e) If you are a tenant, state name and address of person to whom you pay your rent

- (f) Name and address (in full) of any other person having an interest in the premises. State nature of that interest

- (g) Name and address (in full) of any other person in occupation of the premises

If you are a limited company:

- (a) Please give your Registered Office

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:

Address:

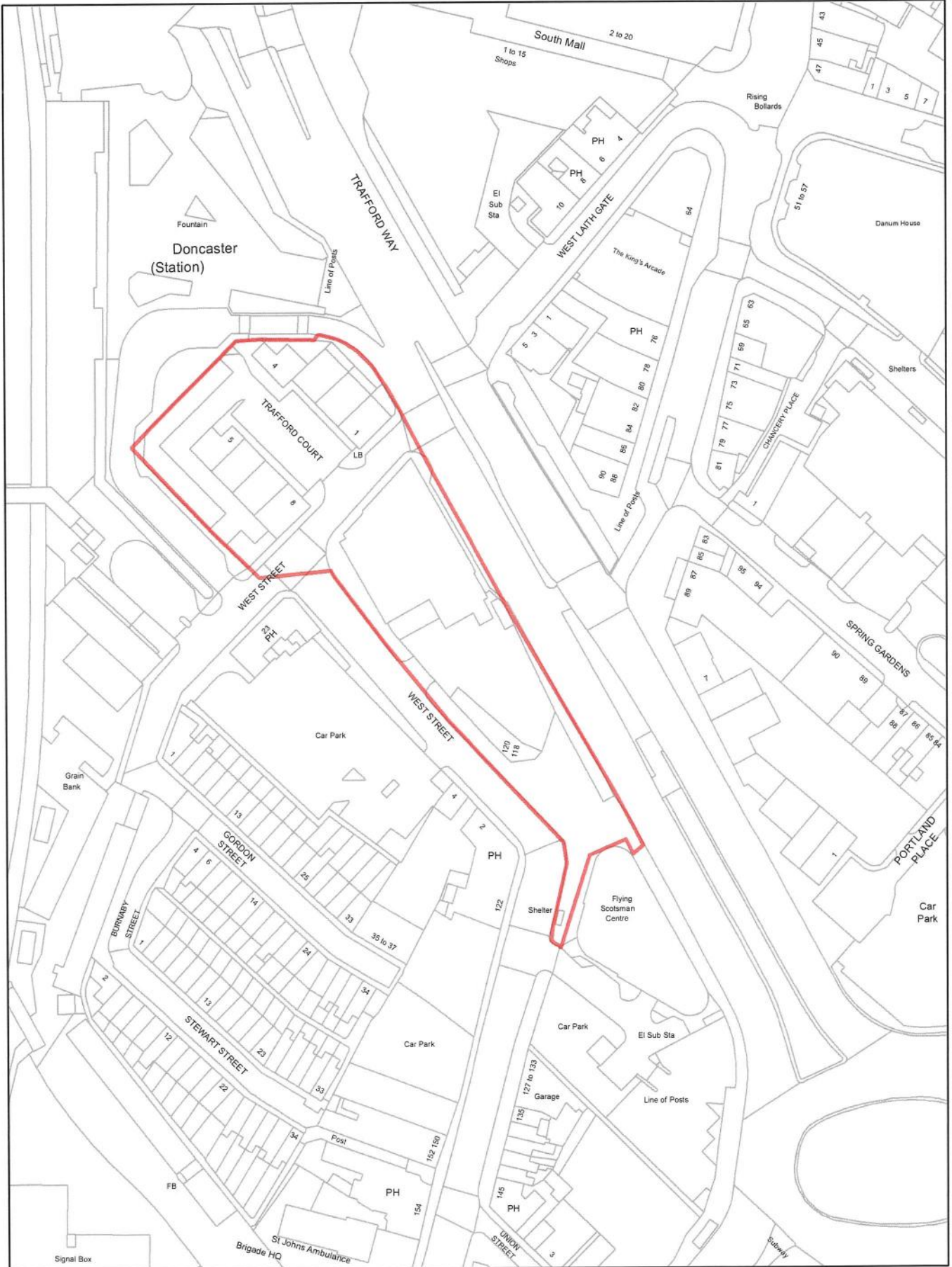
Telephone Number:

Nature of interest:

This Requisition must be returned to:

BROWNE JACOBSON LLP
Mowbray House
Castle Meadow Road
Nottingham
NG2 1BJ

Doncaster Town Deal Plan



(c) Crown copyright. License Number 100019782. 2009. (c) Copyright GeoInformation Group 1997, 2002, 2005 and 2007.	Completed By : rachaerl	Map Reference: Doncaster Town Deal CPO	Date : 20/05/2022	Scale : 1:1,309
---	-----------------------------------	--	-----------------------------	---------------------------

From: Chipp-Smith, Jo
Sent: 26 March 2024 10:24
To: Chipp-Smith, Jo
Subject: 2024.03.20 call with Taskmaster (A Skorupka)

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>
Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>
Property For Sale: www.rightmove.co.uk
Property To Let: www.rightmove.co.uk
<https://wearedoncaster.co.uk/business/property-search/>



From: Chipp-Smith, Jo
Sent: 20 March 2024 15:42
To: Andrew Skorupka <askorupka@tmrec.com>
Subject: Taskmaster - Trafford Court, Doncaster

Hi Andrew,

Thank you for your call this afternoon regarding the relocation of Taskmaster from Trafford Court.

This is just a quick email to confirm the content of our call;

- You are now in direct correspondence with the Agent for the property at Kings Mews, and things are progressing well and you anticipate taking a lease on this property shortly.
- You have resolved the car parking for the site.
- Assistance from Doncaster Council in relation to supporting the relocation exercise is no longer required (I advised that we had been corresponding with Darren, and then Neil in relation to finding suitable alternative premises, and were looking to try and find more cost effective car parking for you).
- There is likely to be some double overheads with running two properties at the same time. As things stand, you are hoping to complete the lease on 01st April with rent becoming payable on 01st June – this could potentially be picked up as an item for consideration should we review a disturbance claim. Presumably [REDACTED] will be liaising with us on this point. The Council can look to work with you on this matter.
- You are keen to resolve matters now and move forward, as are the Council. A proposal to reach a resolution was put to [REDACTED] 06th March 2024 and I'm awaiting a response. As you aren't aware of the detail of this, I will email [REDACTED] and ask that this is sent over to you or if she is happy for me to do this.
- I confirmed again that reasonable legal and surveying fees would be reimbursed.

If you should have any queries, or require any further assistance from the Council on any matter – please do not hesitate to contact me.

Kind regards

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management |

Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]

Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>





**Business Doncaster
Wolseley Site Requirements**

Address	Distance (miles)	Size sq.ft	Wolseley's requirements			LH / FH	Comments	Particulars
			Location (within 2 mile radius)	Size (originally 9,000 - 15,000 or preferred option 15,000 - 25,000. Now 6,000 - 10,000)	Yard & parking			
Unit 29, Wheatley Hall Road Business Park, Wheatley Hall Road, Doncaster, DN2 4LP	1.5	6,214	x	x	x	LH	Trade counter / industrial warehouse. It is believed Wolseley agreed a lease prior to Town Deal agreement, but withdrew.	36070_fi2449b2abdnvrv.pdf (evolutive.co.uk)
Total Park, Balby Carr Banks, DN4 5JP	3.2	Various			x	LH	New Build industrial warehouses.. These are now under construction but timescales may have been too late for Wolseley	https://doncaster.evolutive.co.uk/store/documents/other/481310_79y1k0w121b4ymt8.pdf
Units 1 & 2 Holly House, Kelham Street Industrial Estate, Holly St, Doncaster, DN1 3TR	0.6	2,674 - 10,605	x	x	ü	FH/LH	2 industrial units with offices close to city centre but would need conversion	Brochure - Intastop, Kelham St Ind Estate (evolutive.co.uk)
New Build Industrial Units, Woodfield Way, Doncaster, DN4 5JP	3.2	9,000 - 18,000		x	x	LH	New build industrial units in the area of stated interest. Wolseley were considering high interest in the sites meant they were too late with a bid.	423960_fv623yk3c1z341zj.pdf (evolutive.co.uk)
Kestrel Court, Unit 2, First Avenue, Auckley, Doncaster, DN9 3RN	6.9	16,152		x	x	LH	Built 2020. New industrial units but not within stated required area	https://doncaster.evolutive.co.uk/store/documents/other/332785_rq70iem6p5pte5ug.pdf
Unity J5 - M18, Doncaster, DN8 5GS	10.6	25,000			x	LH/FH	New build industrial units - for sale or rent. Not completed and well away from desired area	https://doncaster.evolutive.co.uk/store/documents/other/422916_49cr1859s184plz9.pdf
Unit 5, Holmeroyd Business Park, Carcroft Common, Doncaster	5.6	10,064		x	x	LH	In north of Doncaster and well away from desired area	https://doncaster.evolutive.co.uk/store/documents/other/496866_9k124k11cp88v18v.pdf
First Point Business Park, Woodfield Way, Doncaster, DN4 5JP	3.2	18,000		x	x	LH	In stated area but under construction. Much interest	https://doncaster.evolutive.co.uk/store/documents/other/256832_p7rm9h365k6441w6.pdf
Quest Park, Wheatley Hall Road, Doncaster, DN2 4LT	1.9	3,000 - 6,000	x	x	x	LH	New build trade counter units. 3,000sq.ft. Considered too small.	https://doncaster.evolutive.co.uk/store/documents/other/327365_528nq03x94c884n9.pdf
Woodside House, Sidings Court, White Rose Way, Doncaster, DN4 5NU	1.7	12,700	x	x	x	LH	Industrial / trade unit in required area. Has been let to another plumbers merchant. Wolseley considered and offer but were too slow making offer.	https://doncaster.evolutive.co.uk/store/documents/other/423962_4a87ab1p3lh2gfmz.pdf
New Build Industrial Units, Woodfield Way, Doncaster, DN4 5JP	3.2	9,000 - 18,000		x	x	LH	New build industrial units Lot of interest	423960_fv623yk3c1z341zj.pdf (evolutive.co.uk)
Former Croda Site, Chrchill Road, DN1 2TF	1.6	5,350 - 17,179	x	x	x	LH	New units not yet built. Not considered as would not be built within required timeframe	Design statement https://iawpad.doncaster.gov.uk/PublicAccess_LIVE/Document/ViewDocument?id=1C81E0745E4211EC9B85A4C3E07CECCB
Unit 2 Connection Business Park, Woodfield Way Doncaster, DN4 5JP	3.2	10,000		x	x	LH	New build industrial unit. Wolseley agreed HOTS in 2022, but due to delays the agent had to re-let to other interested party	https://doncaster.evolutive.co.uk/store/documents/other/423960_fv623yk3c1z341zj.pdf
Units 6 7 & 8, Century Close, Kirk Sandall, DN3 1QR	4.1	9,921		x	x	LH	Industrial, trade counter. Feedback from Wolseley was that it was too close to Kirk Sandall operation.	https://doncaster.evolutive.co.uk/store/documents/other/482780_j4ur53d3x738sam0.pdf
Shaw Lane Industrial Estate, Ogden Road, Doncaster, DN2 4SE	4.5	10,000 - 30,000		x	x	LH	Feedback from Wolseley. Limited circulation space so not suitable.	https://doncaster.evolutive.co.uk/store/documents/other/7160_50b90600x9oa62u7.pdf
Warehouse at Churchill Road, Doncaster, DN1 2TF	1.6	50,300 split	x		x	LH	Feedback from Wolseley. Substantially larger than they require and would need extensive refurbishment and subdivision to be made suitable	https://doncaster.evolutive.co.uk/store/documents/other/449726_1b9wh4plcb3ddae9.pdf
Middle Bank House, Middle Bank, Doncaster, DN4 5PF	1.3	4,555 - 15,729	x	x	x	LH	Currently detached office building. Feedback was that it was not suitable in any way.	https://doncaster.evolutive.co.uk/store/documents/other/70656_j7426sy5oi2nq4jk.pdf

Centurion Retail Park, York Road, DN5 9TP	1.3	up to 22,000	x	x	x	LH	Feedback from Wolseley. Considered but rejected. On a retail park and possibly too large	https://doncaster.evolutive.co.uk/store/documents/other/4200_051p2uu493a0fjni.pdf
Unit 1A, Sprotbrough Retail Park, Sprotbrough Road, Doncaster, DN5 8BN	1.2	5,723	x		x	LH	Parking, but no yard. Feedback from Wolseley on 2nd viewing. Not suitable due to issues with vehicle movements and possible noise in a residential area. in any way.	https://doncaster.evolutive.co.uk/store/documents/other/24010_6y77w78dt9937ds2.pdf
11/23 Kingsgate, Waterdale Shopping Centre, Doncaster, DN1 3EY	1	4,640 - 54,460	x	x		LH	Feedback from Wolseley. In retail area and not suitable	No particulars
Frenchgate Shopping Centre, DN1 1SQ	0.7	various	x			LH	Feedback from Wolseley. In retail area and not suitable	https://doncaster.evolutive.co.uk/store/documents/other/356939_0j5ru32se3h41620.pdf
40-44 Silver Street, Doncaster, DN1 1HQ	1	12,000	x	x		FH	Feedback from Wolseley. In retail area and not suitable	https://doncaster.evolutive.co.uk/store/documents/other/484793_ndr025mm1klal5am.pdf
Unit 5, Holmeroyd Business Park, Holmeroyd Road, Carcroft Common, Doncaster, DN6 7BH	5.6	10,064		x	x	LH	Put forward for second time but too far outside of required area	https://doncaster.evolutive.co.uk/store/documents/other/496866_9k124k11cp88v18v.pdf
Sandall Stones Road, Kirk Sandall, DN3 1QR	4.1	11,186		x	x	FH	Feedback from Wolseley. Too close to Kirk Sandall unit.	https://doncaster.evolutive.co.uk/store/documents/other/510911_k43b531suuqf6r1s.pdf
Units 1 & 4, Abbey Business Park, Bentley, Doncaster, DN5 9TJ	1.8	11,867	x	x	x	LH	Unit 1 5,904sq.ft and unit 4 5,963sq.ft. Feedback from Wolseley. Too many access issues	https://doncaster.evolutive.co.uk/store/documents/other/504971_d39u2177v2ztu960.pdf
Unit 17, Shaw Wood Business Park, Shaw Wood Way, DN2 5TB	3.9	12,877		x	x	LH	Detached, modern warehouse / production. Feedback from Wolseley. Too close to Kirk Sandall.	https://doncaster.evolutive.co.uk/store/documents/other/515637_1f0mom3bw0x6mg74.pdf
11 Merchant Way Wheatley Hall Road, Doncaster, DN2 4B	3.3	5,000-18,000		x	x	LH	Ex Motor trade / retail unit. Parking an issue and possibly too big. Large interest from Motor Trade	https://doncaster.evolutive.co.uk/store/documents/other/130476_e7d9t7w221066z9z.pdf
Unit A1, Wheatley Hall Retail Park, Wheatley Hall Road, Doncaster, DN2 4PE	2.8	20,726		x	x	LH	Retail unit. Would need change of use.	https://doncaster.evolutive.co.uk/store/documents/other/474179_v036kdjk449m5893.pdf
Unit 9 Wheatley Trade & Business Park, Doncaster, DN2 4BH	3.3	2,244			x	LH	Retail unit. Would need change of use.	https://doncaster.evolutive.co.uk/store/documents/other/175936_q3p1p1g958w81fl5.pdf
Peregrine Court Units 1 & 2 Second Ave, Auckley, DN9 3RZ	7	21,000, 17,000		x	x	FH	New build. Not complete at the time of viewing and too far from desired area	https://doncaster.evolutive.co.uk/store/documents/other/599775_1a0g216mxg15z67.pdf
Unit 18 Durham Lane Armthorpe, DN3 3FE	5.6	7,795		x	x	LH	Too far from desired area	https://doncaster.evolutive.co.uk/store/documents/other/540874_32k73xhc4562w9g8.pdf
Former Data Centre/Call Centre, Carolina Way, Doncaster, DN4 5PN	2	20,973	x	x	x	LH	Former office premises. Not really suitable for conversion	https://doncaster.evolutive.co.uk/store/documents/other/61877_jinbv9ncgp4tr191.pdf
Unit 4d Martree Business Park, DN2 4BQ	2	4,156	x		x	LH	Unit possibly too small and restricted parking access	https://doncaster.evolutive.co.uk/store/documents/other/275550_2dmp2e6z33rtd57.pdf
Fmr Jewson's building, Wheatley Hall Road, DN1 2TE	1.5	9,404	x	x	x	FH	Wolseley viewed and are very interested. Needs substantial refurbishment	https://doncaster.evolutive.co.uk/store/documents/other/570792_91rt581y2t5e03yh.pdf
Ex Car showroom Wheatley Hall Road	3	7,277		x	x	LH	Awaiting feedback from Wolseley. Details sent to agent	https://doncaster.evolutive.co.uk/store/documents/other/581766_t6w486f0dq96nd3.pdf



██████████
Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

Contact: Mrs J Chipp-Smith
Our ref: SAM/E
Your ref:
Telephone: ██████████
Email: Joanne.Chipp-Smith@doncaster.gov.uk
Date: 21st November 2023

Sent by email: ██████████

Dear ██████████,

The Doncaster (City Gateway – Railway Square and Phase 1) Compulsory Purchase Order 2023 – Wolseley UK Limited

I write with reference to the above mentioned compulsory purchase order (CPO).

As authorised signatory, I hereby provide a corporate undertaking on behalf of City of Doncaster Council to pay the surveying fees properly and reasonably incurred by Wolseley UK Ltd directly arising from the formulation of their claim in respect of the above CPO up to a maximum amount of £10,000.

Yours sincerely

Gillian Fairbrother
Property Manager



Doncaster
Council

Wolseley Centres Limited
PO Box 21
Boroughbridge Road
Ripon
N Yorks

Contact: David Stimpson
Tel: [REDACTED]
E-Mail: David.stimpson@doncaster.gov.uk
Website: www.doncaster.gov.uk
Our Ref:
Your Ref:
Date: 07 September 2021

Dear Sir/Madam,

Wolseley Centre, Doncaster

I write with reference to your ownership of the above property at Trafford Way/West Street, Doncaster.

As you may be aware Doncaster Council has recently been awarded funding as part of the governments 'Towns Deal' to support the delivery of the Councils Station Gateway project area within the towns 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 Station and support the redevelopment of this area as a growth hub to help drive further regeneration across the town centre.

Your premises at this location form a part of this change area and on behalf of Doncaster Council I'd be very interested in speaking to you about the plans that the Council is developing and forming a constructive dialogue to deliver the Councils ambitions.

I'm happy to meet you either on site, at your offices or the Councils, or indeed a virtual meeting to set out where we are. Please feel free to respond via my email address above and hopefully we can arrange a mutually convenient time and date for a conversation.

Yours Faithfully

David Stimpson
Head of Service - Property

[REDACTED]

From: Rudkin, Marcus
Sent: 18 October 2021 12:22
To: thomas.leech@wolseley.co.uk
Subject: Wolseley Plumb & Parts Doncaster - West Street, Doncaster, South Yorkshire, DN1 3AA

Dear Thomas,

RE: Wolseley Plumb & Parts Doncaster

I write with reference to your ownership of the above property at West Street, Doncaster, South Yorkshire.

As you may be aware Doncaster Council has recently been awarded funding as part of the governments 'Towns Deal' to support the delivery of the Councils Station Gateway project area within the towns 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 Station and support the redevelopment of this area as a growth hub to help drive further regeneration across the town centre.

The Wolseley Plumb & Parts premises at this location form a part of this change area and on behalf of Doncaster Council I'd be very interested in speaking to you about the plans that the Council is developing and forming a constructive dialogue to deliver the Councils ambitions.

I'm happy to discuss this further via telephone or indeed a virtual meeting to set out where we are at mutually convenient time and date for a conversation.

I look forward to hearing from you in due course.

Yours Faithfully

Marcus Rudkin

Marcus Rudkin MRICS
Senior Property surveyor
Strategic Asset Management
Doncaster Council

Phone [REDACTED]
Address Floor Four,Civic Office, Waterdale, Doncaster, DN1 3BU
Email marcus.rudkin@doncaster.gov.uk
Website www.doncaster.gov.uk

From: Rudkin, Marcus
Sent: 21 October 2021 17:16
To: tom.leech@wolseley.co.uk
Subject: RE: Wolseley Plumb & Parts Doncaster - West Street, Doncaster, South Yorkshire, DN1 3AA
Attachments: Doncaster Town Investment Plan.pdf

Hi Tom,

Good to talk and thank you for your time on Tuesday.

In relation to the proposal and as previously mentioned Doncaster Council has recently been awarded funding as part of the governments 'Towns Deal' to support the delivery of the Councils Station Gateway project area within the towns 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 Station and support the redevelopment of this area as a growth hub to help drive further regeneration across the town centre. I have attached a copy of the Doncaster Town Investment Plan – page 65 – 69 identifies Project 2 Doncaster Gateway which provides further detailed information on the proposal.

With regard to the Council seeking to acquire the property, the Council would seek to acquire through agreement with Wolseley and offer a compensation package as if it was acting under CPO rules. The Council would therefore seek to acquire the property at market value, along with disturbance compensation, to reflect any costs incurred and losses sustained as a direct, natural and reasonable consequence of having to relocate out of property. The Council is keen to support and assist you in the relocation process and would welcome a collaborative and positive working relationship.

As the Council is keen to develop its plans and proposals to deliver the town's Station Gateway project, I would therefore welcome a response with regard to Wolseley's position on the proposed acquisition as outline above.

I look forward to hearing from you in due course. However, in the meantime if you have any questions or queries please let me know.

Kind regards

Marcus

From: tom.leech@wolseley.co.uk <tom.leech@wolseley.co.uk>
Sent: 19 October 2021 14:12
To: Rudkin, Marcus <Marcus.Rudkin@doncaster.gov.uk>
Subject: RE: Wolseley Plumb & Parts Doncaster - West Street, Doncaster, South Yorkshire, DN1 3AA

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hi Marcus,

Thank you for your time this morning.

As discussed if you can send through further information we will review accordingly.

Regards

Thomas Leech

Property Portfolio Manager • Wolseley UK

M: [REDACTED]

Wolseley UK • Unit 2 Kingmaker Court • Warwick Technology Park • Gallows Hill • Warwick • CV34 6DY

From: Rudkin, Marcus <Marcus.Rudkin@doncaster.gov.uk>

Sent: 18 October 2021 12:22

To: Leech, Tom [Supply Chain & Property] - [93456 - Support Centre (K2)] <tom.leech@wolseley.co.uk>

Subject: Wolseley Plumb & Parts Doncaster - West Street, Doncaster, South Yorkshire, DN1 3AA

You don't often get email from marcus.rudkin@doncaster.gov.uk. [Learn why this is important](#)

Dear Thomas,

RE: Wolseley Plumb & Parts Doncaster

I write with reference to your ownership of the above property at West Street, Doncaster, South Yorkshire.

As you may be aware Doncaster Council has recently been awarded funding as part of the governments 'Towns Deal' to support the delivery of the Councils Station Gateway project area within the towns 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 Station and support the redevelopment of this area as a growth hub to help drive further regeneration across the town centre.

The Wolseley Plumb & Parts premises at this location form a part of this change area and on behalf of Doncaster Council I'd be very interested in speaking to you about the plans that the Council is developing and forming a constructive dialogue to deliver the Councils ambitions.

I'm happy to discuss this further via telephone or indeed a virtual meeting to set out where we are at mutually convenient time and date for a conversation.

I look forward to hearing from you in due course.

Yours Faithfully

Marcus Rudkin

Marcus Rudkin MRICS

Senior Property surveyor

Strategic Asset Management

Doncaster Council

Phone [REDACTED]

Address Floor Four,Civic Office, Waterdale, Doncaster, DN1 3BU

Email marcus.rudkin@doncaster.gov.uk

Website www.doncaster.gov.uk

Transmitted by Doncaster Council. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If, you are not the intended recipient, you must not disclose, disseminate, forward, print or copy all, or part of its contents to any other person and inform me as soon as possible. Any views or opinions expressed belong solely to the author and do not necessarily represent those of Doncaster Council, Doncaster Council will not accept liability for any defamatory statements made by email communications. You should be aware that under current Data Protection law and Freedom of Information Act 2000

the contents of this e mail may have to be disclosed in response to a request. All e-mail communication containing personal/sensitive information received or sent by the Council will be processed in line with current Data Protection legislation. This footnote also confirms that this email message has been scanned for the presence of computer viruses. However no guarantees are offered on the security, content and accuracy of any e-mails and files received. Be aware that this e-mail communication may be intercepted for regulatory, quality control, or crime detection purposes unless otherwise prohibited.

Please be aware your emails may be monitored or scanned for spam. Such monitoring may be carried out outside of the European Economic Area. This e-mail is confidential and may also be privileged. Please notify us immediately if you are not the intended recipient. You should not copy it, forward it or use it for any purpose or disclose the contents to any person. If you have received this e-mail in error, please notify us as soon as possible and destroy your copy. Unless otherwise expressly stated, this e-mail is not intended to constitute a business letter, order form or other offer or invitation to you, nor does this e-mail form the basis of any contract. Contracts may not be concluded by e-mail and any contract or agreement attached is subject to contract and shall not and is not intended to create a legally binding relationship. Please note that, where applicable, Wolseley UK Conditions of Business or Wolseley UK Standard Terms of Purchase apply to all transactions - these are available at wolseley-terms.co.uk This e-mail is sent by or on behalf of Wolseley UK Limited or the relevant subsidiary undertaking of Wolseley UK Limited with which you are dealing. Wolseley UK Limited is registered in England and Wales with company number 636445 and registered office at Wolseley UK Limited, 2 Kingmaker Court, Warwick Technology Park, Gallows Hill, Warwick, CV34 6DY, United Kingdom.



Doncaster
Council

Wolseley Centres Limited
PO Box 21
Boroughbridge Road
Ripon
N Yorks

Contact: David Stimpson
Tel: [REDACTED]
E-Mail: David.stimpson@doncaster.gov.uk
Website: www.doncaster.gov.uk
Our Ref:
Your Ref:
Date: 01 October 2021

Dear Sir/Madam,

Wolseley Centre, Doncaster

I write with reference to my recent letter and your ownership of the above property at Trafford Way/West Street, Doncaster. I have attached a copy for your convenience.

As we develop our plans and proposals to deliver the town's Station Gateway project we remain very keen to speak with you regarding your property and its place in the scheme.

I'm happy to meet you either on site, at your offices or the Councils, or indeed a virtual meeting to set out where we are. Please feel free to respond via my email address above and hopefully we can arrange a mutually convenient time and date for a conversation.

Yours Faithfully

David Stimpson
Head of Service - Property

From: Chipp-Smith, Jo
Sent: 26 March 2024 10:35
To: Chipp-Smith, Jo
Subject: 2021.11.02 call notes with Wolseley

02.11.21 – MR spoke with Thomas Leech (TL) – re; update from Wolseley. A couple of internal meetings have been held in relation to the Council's proposal. TL reiterated the point that Wolseley want to work with DMBC, but further consultation is required with key stakeholders. MR confirmed support with regard to relocation and assistance from Business Doncaster. Noted that Wolseley appreciated that DMBC had picked up the phone to discuss the proposal.

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>
Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>
Property For Sale: www.rightmove.co.uk
Property To Let: www.rightmove.co.uk
<https://wearedoncaster.co.uk/business/property-search/>



Correspondence updates;

18.10.21 – MR emailed Thomas Leech requesting dialogue to discuss Council’s plans.

19.10.21 Email from Thomas Leech requesting further detail from MR following a phone conversation.

21.10.21 MR emailed copy of the Doncaster Town Investment Plan, advising the Council were seeking to acquire through agreement and offer a compensation, keen to support and assist with the relocation process and would welcome a collaborative and positive working approach.

02.11.21 – MR spoke with Thomas Leech (TL) –TL reiterated the point that Wolseley want to work with DMBC, but further consultation is required with key stakeholders. MR confirmed support with regard to relocation and assistance from Business Doncaster.

11.11.21 – MR spoke with Tom Leech re; proposed acquisition. The plumb centre trades well - turn over circa £2 million. Any relocation would need to ensure that this level of turnover is maintained.

22.11.21 – MR spoke with Tom Leech re; proposed acquisition. The point that Wolseley want to work with DMBC was again reiterated, but further consultation is required with key stakeholders. The plumb centre trades well - turn over circa £2 million. Any relocation would need to ensure that this level of turnover is maintained. Require early engagement with Business Doncaster to find suitable, alternative premises.

27.01.2022 – MR email sent to TL advising of requirement for valuation to be undertaken to facilitate making an offer for premises and request for further information on property specific requirements for potential relocation.

14.02.2022 - E-mail response from Tom Leech - re valuation and size requirements for suitable/alternative premises. 7,000 – 8,000sq.ft to host contract branch and showroom.

15.02.2022 - MR confirms that Ian Guy will be leading on property search. Wolseley have instructed LSH as their agent to also assist in a property search.

06.04.2022 - MR contacted TL via phone and left a message - re update on valuation. MR followed up voice mail with an e-mail message outlining the Council's position and made an initial without prejudice formal offer to acquire the property MR made a request to confirm how the Wolseley’s property search is going and whether any suitable, alternative accommodation has been identified.

07.04.2022 - TL from Wolseley contacted MR. TL confirmed that the relocation property search is underway and Wolseley are currently reviewing their options. TL asked for a copy of the valuation report as evidence. TL confirmed that he will formally respond to MR's e-mail.

21.04.2022 – MR e-mails TL from Wolseley chasing up a formal response from Wolseley on their position. As part of the Council’s negotiations, the Council would be able to offer to pay Wolseley’s reasonable surveyors fees for obtaining their own independent valuation.

29.04.2022 – MR sends TL a further e-mail to chase up a formal response from Wolseley – re their current position, relocation and the Council’s proposal with regard to acquisition by agreement.

09.05.2022 – TL emailed to advise a Teams call has been set up for next week with Property Director and Richard Corby, along with TL.

18.05.2022 – Meeting arranged with Wolseley via TEAMS to discuss progress to date.

17.06.2022 - MR e-mails TL to ask for update on valuation fee quote and to also confirm that the Council will be issuing Wolseley with a letter as a formality, with regard to notification of potential CPO: Regeneration of Doncaster Town Centre.

18.07.2022 - MR e-mails TL to request for an update on Wolseley's relocation plans and progress with the new unit that has been identified.

20.07.22 - Response from TL confirming that "The DD for the site and business is taking a little longer than anticipated due to the implications of this move elsewhere in the business. MR acknowledged email by return, thanks TL for assistance and confirmed with liaise with Helen moving forwards.

05.08.22 – Request made to Wolseley to provide information on the building such as existing building, such as drawings, schedules, details, asbestos register etc and request a non-intrusive survey of the building by the Council's developer partner.

15.08.22 – MR phone call to Wolseley to check on progress with proposed relocation. Helen Holmes (HH) (Wolseley Property Manager) confirms that a decision was recently made not to progress with the proposed unit (too small) that had been identified as part of Wolseley's relocation and that a new property search was currently being undertaken. MR offered support from Doncaster Council (as before) through Adrian Banks from Business Doncaster).

15.08.22 – E-mail from HH Wolseley to MR confirming that she is happy to agree to the non – intrusive surveys. Regarding any plans/drawings etc, HH confirmed that she is chasing these up (but couldn't see anything on file). Request for contact details for Business Doncaster to help in relocation.

18.08.22 – MR supplied Adrian Banks contact details in Business Doncaster, advising that he will ask Adey to make direct contact with HH.

31.08.22 – MR e-mails HH for an update on progress to see if any further progress with finding suitable alternative premises. MR also reiterated the proposal that had originally been put forward to Wolseley; for a sale and leaseback of the property – for the Council to acquire and then leaseback to Wolseley, subject to further discussion/consideration. MR asked if this is something that could be considered by Wolseley.

20.09.22 – MR emailed HH to advise leaving Doncaster Council and provided JCS email via being CC'd. Requested update on property search.

JCS taken over correspondence following MR leaving authority.

03.10.22 – HH emailed JCS to advise spoken with Adey Banks who is working with agent to find a suitable solution.

26.10.22 – HH emailed JCS to request contact number.

31.10.22 – JCS emailed Helen my contact details after taking over from Marcus and requested a catch up meeting/call.

22.11.22 - Email from Helen further to telephone conversation (advised I would seek details on timescales and revert accordingly) asking for timescales.

23.11.22 – JCS emailed Helen to advise will seek detail on vacant possession date required and requested details around freehold values to begin negotiating this item.

- 16.12.22** – JCS emailed Helen to advise end of June 24 for vacant possession, and to see how their relocation search is progressing. Also re-requesting freehold value information.
- 27.02.23** Received email from Helen Holmes, requesting confirmation that reasonable legal and professional fees would be covered, and that monthly invoices would be acceptable.
- 28.03.23** Received email from Helen chasing response to email of 27.02.23
- 31.03.23** JCS responded to Helen via email – confirmed we would pay reasonable legal and surveying fees, requested hourly rates and charge basis.
- 24.04.23** Helen emailed with Gerald Eve’s hourly rates – JCS to discuss with Simon Bachelor of Lambert Smith Hampton.
- 12.05.23** Received email from Cameron Paterson (Gerald Eve) outlining hourly fee rates, requesting undertaking to pay fees and suggested £10,000+VAT for initial undertaking.
- 18.05.23** JCS responded to Cameron Paterson with proposed fees (lower as recent review of other firms fees are lower, we couldn’t defend paying the fees quoted).
- 12.06.23** JCS chased Cameron for response to email of 18th May.
- 15.06.23** JCS emailed Helen Holmes at Wolseley to confirm if Gerald Eve still instructed as not receiving a response and would like to set up a meeting. Helen responded to confirm Gerald Eve instructed and asked whether meeting was to be Teams or in person.
- 16.06.23** JCS responded to Helen’s email to advise Teams may offer a quicker opportunity to meet if she is happy with this approach.
- 19.06.23** CP emailed copy of objection letter.
- 20.06.23** Helen emailed and advised availability on Wednesday 28th June.
- 20.06.23** JCS responded to Helen to advise awaiting confirmation of availability from our agent, advised still no response from GE on fees and would like to get this settled.
- 22.06.23** Emailed Helen to see if 12:30 or 1pm would be ok for a meeting.
- 27.06.23** Email from CP advising client aware of rates and content to be reimbursed in accordance with them on a without prejudice basis for now.
- 28.06.23** Email from HH advising email had gone into the junk folder, and proposing 03rd July for meeting.
- 29.06.23** JCS emailed out 3 more proposed date for a meeting to HH, AR, CP and SB.
- 29.06.23** JCS emailed HH, AR and CP to advise SB on leave and proposed same days and times for week after.
- 03.07.23** CP responded to email of 29th to advise Friday 14th at 11 am best time for meeting. Helen responded to say she was unavailable at this time but could do Tues 11th or Weds 12th July.
- 06.07.23** JCS emailed HH, AR, CP to advise I would confirm with SB once returned from leave.
- 10.07.23** HH emailed to advise 4pm on 12th ok for her and Wolseley Property Director. CP emailed to say AR could not attend at that time.

11.07.23 JCS emailed HH, CP, AR, SB suggesting Weds 19th to meet. HH replied to confirm availability. CP replied to confirm CP and AR available to early afternoon on 19th. HH replied again to advise Dom Hayes only free in pm.

13.07.23 JCS emailed HH, CP, AR, SB to see if 12:30 on 19th July suitable. All confirmed available. Teams invite sent.

19.07.23 Teams call - Met with HH, AR, CP and SB – see meeting notes. Sent HH particulars for Unit 17 Shaw Wood Business Park.

21.07.23 – Adam Rhead from GE responded to meeting notes requesting formal undertaking on fees.

24.07.23 HH responded with slightly annotated meeting notes.

26.07.23 JCS emailed HH to confirm receipt of notes and ask for any feedback on Unit 17 Shaw Wood Business Park.

31.07.23 – Response from HH – colleagues viewed Unit 17 Shaw Wood Business Park and confirmed not suitable.

11.08.23 – emailed HH requesting access for Wilmot Dixon to carry out surveys, and providing contact details for them.

16.08.23 – HH contacted Adey Banks and JCS – advised looking at Unit 1A Sprotbrough Retail Park – Landlord in legals with another party but willing to consider them.

17.08.23 – holding response email from Adey.

21.08.23 – AB emailed HH ‘would need a change of use from A1 to B8 (storage and distribution) with trade counter and ancillary retail. The planning team see no issue with this because Screwfix, next door, successfully changed their use as above.

23.08.23 – AB sent HH Highway’s comments, not anticipating an issue but requested additional information e.g. till receipts, footfall etc.

01.09.23 – HH to Ab, reviewed historic opening hours. Would need deliveries from 7am at the latest, requesting if possible to amend.

06.09.23 – AB to HH – speaking with Planning and Highways colleagues, requested info on type of vehicles used for deliveries in the early hours.

07.09.23 – JCS cancelling meeting on 11th September as Simon Bachelor unable to attend and requested further availability to rearrange meeting.

08.09.23 – HH responded proposing the Wednesday 1-3. Meeting arranged.

13.09.23 Teams meeting with Helen Holmes, Dom Hayes, Adam Rhead and Cameron Paterson – see meeting notes.

14.09.23 Meeting notes emailed to meeting attendees by JCS. Dom Hayes responded to thank me for capturing conversation from his perspective.

27.09.23 Email from Helen – cannot make next scheduled meeting and proposed we leave it until next diarised meeting. Awaiting more options from Adey including land. Data centre not a possibility as LL doesn’t want trade counter located there. No new sites found.

29.09.23 JCS responded to Helen's email to advise I would cancel and we can leave things until the next meeting, unless we need to discuss anything in the meantime.

06.10.23 JCs emailed to advise I need to cancel meeting schedule for 23.10.23 (non contracted week). Requested availability for 18th or 20th October. Responses received from Helen and Cameron to advise 18th works for them.

18.10.23 Teams meeting with Wolseley – see notes emailed to all.

18.10.23 JCs emailed Helen – advised CD taking over from Business Doncaster, requested financial information and availability for a meeting with Senior Council officers.

18.10.23 HH responded – unit in good location but not enough warehouse space as currently stands – LL would need to be amenable to changing unit / extending then they could consider. Asked if CD could find out more information.

24.10.23 Helen responded requesting Chris' number, advising of availability and that she will provide financial information.

13.11.23 Teams meeting with Wolseley – see notes emailed to all. Provided Chris' number. Helen provided availability for meet with Senior Officers. HH provided brochure for Jewson site.

13.11.23 HH emailed JCS to advise 21st November a suitable date to meet with senior Council officers.

16.11.23 Emailed Helen, to confirm Chris had been in contact. Requested further feedback on Jewson's unit. Re-requested financial information.

17.11.23 Emailed HH to see if they held any structural drawings.

20.11.23 Helen responded – they don't have any structural drawings.

21.11.23 Teams meeting with Senior Officers – see notes.

22.11.23 JCS issued formal undertaking to AR at GE. CP acknowledged and provided first fee invoice.

22.11.23 JCS responded to CP advising a PO number will be set up for fees and requesting the invoice be addressed to Doncaster Council. Also requested that the freehold valuation is progressed. CP responded to say invoice will be amended, and the freehold valuation matter will be picked up with LSH colleagues.

04.12.23 Teams meeting with Wolseley and agents – see notes emailed to all.

05.12.23 Helen Holmes sent through high level profits 2021, 2022 and 2023, and confirmed receipt of meeting notes. Requested December meeting cancelled as on 25th, and requested we leave it until January's scheduled meeting by which time they should have more information to discuss.

15.01.24 meeting with Wolseley and agents – see meeting notes emailed to all.

21.12.23 Victoria Ellwood (LSH) emailed CP with offer letter. Copy sent via post as well.

23.01.24 Email from Helen requesting where fee invoices should go.

24.01.24 JCS responded to advise via Gerald Eve as they are set up with a PO number for this purpose.

24.01.24 CP emailed JCS to request payment of fees set up directly with Wolseley.

01.02.24 JCS responded to CP to advise I will check what details we have on accounting system then raise PO number for HH to invoice against.

05.02.24 Teams meeting with Wolseley and agents – see meeting notes emailed to all.

22.02.24 JCS emailed HH requesting update on Jewson / Shaw Lane IE properties, advised initial response received from planning and requested details on our accounts system are checked for suitability of paying invoices.

26.02.24 Teams meeting with Wolseley and agents – see meeting notes.

26.02.24 JCS emailed Wolseley and agents to advise of planning advice on proposed unit.

27.02.24 HH emailed JCS plan options for unit 22 Shaw Lane.

27.02.24 DH emailed JCS to see if anything could be done to expedite planning permission given timescales and CPO PI date.

28.02.24 HH emailed JCS and Chris Dungworth requesting copy of planning consent for 22 Shaw Lane asap.

29.02.24 JCS responded to DH's email having made enquiries – planning permission can be pushed through in 5-6 weeks where no objections received, requirements for a change of use applications, requested if landlords consent to alterations approved, links supplied for guidance on submitting a planning application and contact for Building Regulations enquiries.

01.03.24 HH emailed JCS requesting a decision notice on 22 Shaw Lane. JCS apologised for delay and advised would pick up with planning officer who was on leave but back on 04th March.

04.03.24 HH emailed JCS chasing planning decision notice. JCS replied to advise that the only decision notice we have is from 1997 and therefore held in archives. Confirmed archives closed on Mondays but that I would go myself to collect the notice in the morning. Also requested update on landlord's consent.

04.03.24 HH emailed JCS X3 invoices relating to Gerald Eve's fees and asking if further detail required.

05.03.24 JCS emailed HH, DH, AR, CP summarising current position, making a commitment to Wolseley on compensation matters, requesting a date they wish to remain in the unit until and asking if there are any further matters that may be preventing Wolseley moving forwards outside of a public inquiry.

07.03.24 HH emailed JCS requesting contact details for relevant person in planning to discuss current use class, or to pass over Planning consultants details for hem to make contact with as a matter of urgency. JCS replied to advise planning officer on leave until Monday but would see if anyone else could help.

07.03.24 JCS emailed HH requesting timesheets from Gerald Eve and original invoices.

08.03.24 HH emailed JCS to see if anyone had made contact with Wolseley's planning consultant. Requested name and contact details for planning officer. JCS responded with planning officers details and advising that I'm making enquiries with planning for someone to call the planning consultant today. Note: Nicola Herzberg, Principal Planning Officer contacted the Planning Consultant today.

12.03.24 JCS emailed HH – requesting copy of VAT certificate for paying fees (required for supplier set up on system), asking if the Planning Consultant had made any progress and if there way any feedback to my email of 05th March.

13.03.24 HH emailed JCS to advise landlords consent for alterations due by the end of the week. Showroom element means sui generis use required therefore planning application needed. Can't proceed with lease until this is confirmed. Concerns landlord may walk away and give unit to another user due to delay this will cause with lease completion.

13.03.24 HH emailed JCS with Gerald Eve's timesheets and invoices as requested on 07th March. HH provided copy of VAT certificate under separate email.

18.03.24 Meeting with Council Wolseley and agents – see meeting notes.

18.03.24 AR of Gerald Eve requested Scott Kershaw's contact details – provided by response.

18.03.24 JCS emailed Wolseley and agents with planning officers comments on 22 Shaw Lane and requirement for planning with showroom element.

20.03.24 HH emailed JCS to confirm planning application submitted. JCS flagged with planning colleague to ensure quick validation.

22.03.24 Teams meeting with DH, CP and CD – all confirmed planning application submitted and received – see meeting notes.

25.03.24 CP emailed Councils agents for breakdown of freehold valuation (Victoria Ellwood at LSH).

From: tom.leech@wolseley.co.uk
Sent: 14 February 2022 11:47
To: Rudkin, Marcus
Cc: rcorby@lsh.co.uk
Subject: RE: Wolseley Plumb & Parts Centre, Doncaster

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hi Marcus,

I am sorry we got cut off when we spoke the other day.

It is ok for you to arrange a valuation – this can be done through myself and I will inform the local team.

In terms of a relocation there is a significant amount of business we need to protect so we will need c7k/8k sqft which will host a contract branch and showroom. Let me know if you need an further detail.

I am also cc'ing Richard Corby for awareness who is acting for us here.

Thomas Leech

Property Portfolio Manager • Wolseley UK

M: [REDACTED]

Wolseley UK • Unit 2 Kingmaker Court • Warwick Technology Park • Gallows Hill • Warwick • CV34 6DY

From: Rudkin, Marcus <Marcus.Rudkin@doncaster.gov.uk>
Sent: 27 January 2022 09:28
To: Leech, Tom [Property] - [93456 - Support Centre (K2)] <tom.leech@wolseley.co.uk>
Subject: Wolseley Plumb & Parts Centre, Doncaster

Good Morning Tom,

I hope you are well.

Further to our telephone conversation of 22ND November regarding Doncaster Council's interest in potentially acquiring the Wolseley Plumb & Parts Centre, I just wanted to make contact with you regarding moving matters forward. As you are aware, the Council would like to progress to a position of being able to make an offer for the premises to facilitate an acquisition by agreement. As such, the Council is hoping to instruct an external agent to carry out an independent valuation of the property imminently. This valuation work is also required for the CPO which, as you are also aware, is being worked up in the background for the wider site.

I wanted therefore to advise you that we are looking to have a valuation carried out – the agent may request a site visit, are you happy for this to be accommodated and is this to be arranged through yourself?

With regard to the potential relocation of the business to alternative suitable premises, please can you provide me with further information including the size of the required, layout, location, facilities, any structural requirements and parking/loading etc and any other key considerations that need to be taken into account. Once I have this information, I will then be in a position to liaise with Business Doncaster who will be able to assist me in this process.

I would be grateful if you could confirm the position on the two points above at your earliest convenience.

If you should have any queries, please do not hesitate to contact me.

Kind regards

Marcus

Marcus Rudkin MRICS
Senior Property surveyor
Strategic Asset Management
Doncaster Council

Phone [REDACTED]
Address Floor Four,Civic Office, Waterdale, Doncaster, DN1 3BU
Email marcus.rudkin@doncaster.gov.uk
Website www.doncaster.gov.uk

Transmitted by Doncaster Council. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If, you are not the intended recipient, you must not disclose, disseminate, forward, print or copy all, or part of its contents to any other person and inform me as soon as possible. Any views or opinions expressed belong solely to the author and do not necessarily represent those of Doncaster Council, Doncaster Council will not accept liability for any defamatory statements made by email communications. You should be aware that under current Data Protection law and Freedom of Information Act 2000 the contents of this e mail may have to be disclosed in response to a request. All e-mail communication containing personal/sensitive information received or sent by the Council will be processed in line with current Data Protection legislation. This footnote also confirms that this email message has been scanned for the presence of computer viruses. However no guarantees are offered on the security, content and accuracy of any e-mails and files received. Be aware that this e-mail communication may be intercepted for regulatory, quality control, or crime detection purposes unless otherwise prohibited.

Please be aware your emails may be monitored or scanned for spam. Such monitoring may be carried out outside of the European Economic Area. This e-mail is confidential and may also be privileged. Please notify us immediately if you are not the intended recipient. You should not copy it, forward it or use it for any purpose or disclose the contents to any person. If you have received this e-mail in error, please notify us as soon as possible and destroy your copy. Unless otherwise expressly stated, this e-mail is not intended to constitute a business letter, order form or other offer or invitation to you, nor does this e-mail form the basis of any contract. Contracts may not be concluded by e-mail and any contract or agreement attached is subject to contract and shall not and is not intended to create a legally binding relationship. Please note that, where applicable, Wolseley UK Conditions of Business or Wolseley UK Standard Terms of Purchase apply to all transactions - these are available at wolseley-terms.co.uk This e-mail is sent by or on behalf of Wolseley UK Limited or the relevant subsidiary undertaking of Wolseley UK Limited with which you are dealing. Wolseley UK Limited is registered in England and Wales with company number 636445 and registered office at Wolseley UK Limited, 2 Kingmaker Court, Warwick Technology Park, Gallows Hill, Warwick, CV34 6DY, United Kingdom.

From: Chipp-Smith, Jo
Sent: 26 March 2024 10:42
To: Chipp-Smith, Jo
Subject: 2022.09.20 email MR to Wolseley introducing JCS

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Rudkin, Marcus <Marcus.Rudkin@doncaster.gov.uk>
Sent: 20 September 2022 16:06
To: helen.holmes@wolseley.co.uk
Cc: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>
Subject: Wolseley Plumb and Parts Centre, Doncaster - Update

Good afternoon Helen,

I hope you are well. I just wanted to e-mail you to see if there has been any progress update with regard to identifying any suitable alternative property?

I also wanted to let you know that I will be leaving Doncaster Council at the end of September and my colleague Joanne Chipp-Smith, Principal Estates Surveyor (copied into this e-mail) will be picking up this matter going forward.

Thank you for your continued support.

Kind regards,

Marcus

From: Rudkin, Marcus
Sent: 18 August 2022 10:49
To: helen.holmes@wolseley.co.uk; Banks, Adrian <Adrian.Banks@doncaster.gov.uk>
Subject: RE: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

Hi Helen,

Likewise and thank you for your continued support.

My colleague from Business Doncaster is Adrian Banks, Investment Officer, tel: [REDACTED] Email: Adrian.Banks@doncaster.gov.uk

Adrian supported your agent from LSH in the original property search. I will speak with Adrian directly and ask that he makes contact with you to discuss requirements etc.

Kind regards

Marcus

From: helen.holmes@wolseley.co.uk <helen.holmes@wolseley.co.uk>
Sent: 15 August 2022 16:09
To: Rudkin, Marcus <Marcus.Rudkin@doncaster.gov.uk>
Cc: Rhodes, Simon <Simon.Rhodes@doncaster.gov.uk>
Subject: RE: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hi Marcus

Thanks for calling earlier – nice to speak to you.

Happy to agree to the non – intrusive surveys detailed below, if you let me know the dates/times of them I'll then inform the Branch Manager to arrange access etc.

Regarding any plans/drawings etc. I'm chasing those up, I cant see anything in our property files but there may be some with the Facilities team.

If you could put me in touch with the contact at the council to potentially help our relocation that would be fantastic.

Thanks

Kind regards, Helen

Helen Holmes

Property Portfolio Manager • Wolseley UK

M: [REDACTED]

Wolseley UK • Warwick Technology Park • 2 Kingmaker Court • Warwick • CV34 6DY

From: Rudkin, Marcus <Marcus.Rudkin@doncaster.gov.uk>
Sent: 05 August 2022 12:25
To: Holmes, Helen [Property] - [93456 - Support Centre (K2)] <helen.holmes@wolseley.co.uk>
Cc: Rhodes, Simon <Simon.Rhodes@doncaster.gov.uk>
Subject: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

You don't often get email from marcus.rudkin@doncaster.gov.uk. [Learn why this is important](#)

Caution: This email originated outside of Wolseley.

Hi Helen,

Further to my last e-mail in relation to the above.

As part of the proposed redevelopment of the site, the Council's developer partner Willmott Dixon would like to gain access to the property, in order to undertake non-intrusive surveys – as detailed in the e-mail below.

Please can you therefore confirm that you are in agreement for these surveys to be undertaken and for me to provide Willmott Dixon with your contact details, in order for them to arrange suitable times and dates for access to undertake the surveys.

Once I have your approval, I will then ask Willmott Dixon to contact you directly.

Please can you also continue CC my colleague Simon Rhodes into your e-mail response.

I look forward to hearing from you and thank you for your cooperation.

Kind regards

Marcus

From: [REDACTED]@willmottdixon.co.uk>
Sent: 05 August 2022 11:19
To: Rhodes, Simon <Simon.Rhodes@doncaster.gov.uk>
Cc: [REDACTED]@willmottdixon.co.uk>; [REDACTED]@willmottdixon.co.uk>
Subject: DGW1 - Surveys & Access

Good Morning Simon

Further to recent discussions I've been procuring new surveys on the site and in buildings as the attached survey schedule.

I also have proposals for the following surveys –

Services Subscans and Drainage CCTV

- Please see the attached RAMS including drawings of the proposals with traffic management that has been agreed with Doncaster Council by our SCP Murphy Geospatial
- This work is programmed to start on Monday 22nd August (subject to agreement on access, license etc)
- We are proposing that the work will take place overnight to reduce disruption etc
- The work will involve spray painting existing roads, footpaths, parking etc with coloured lines that help the survey process but these will fade in time.
- The survey team will need unrestricted access around the site but not into buildings
- Please note that the RAMS are yet to be signed off by ourselves

Asbestos Management Surveys

- Our SCP Lucion propose these to start on Monday 15th August for 6 working days
- Lucion will require unrestricted access inside all buildings and to all areas in each building
- All subject to current building owners/tenants permission
- The work is visual inspection only with no intrusive works

Clearly these works require permission from the current building owners/tenants and whilst they do not involve intrusive works they will to a certain extent be disruptive. Can you please advise how we should make contact to instigate arrangements. Please note that whilst I've indicated a start date that this is subject to agreement with all parties.

Phase 2 SI

- I'm also working on procuring this work on the site and will involve intrusive works including bore holes, trail pits, samples etc

- This is much more disruptive and I assume will require particular permission from the exiting building owners/tenants
- Once I have a full proposal for this I can share more detail
- In the meantime if we are able to make contact as with the above surveys we can then instigate discussions

I trust that this makes sense but I'm happy to discuss over a Teams Call if required.

Kind regards


Design Manager

Willmott Dixon Construction Limited

Unit 12, Cliffe Park, Bruntcliffe Road, Morley
 Leeds, LS27 0RY





Our purpose is to deliver brilliant buildings, transform lives, strengthen communities and enhance the environment so our world is fit for future generations.



This email and its contents are subject to copyright and the information in it is confidential and may be legally privileged. It is intended only for the named recipient(s). Access to this email by anyone else is unauthorised.

If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful. If received in error please contact Willmott Dixon quoting the name of the sender and the addressee, then delete it from your system.

No contracts may be concluded on behalf of Willmott Dixon by means of e-mail communications. Contracts may only be concluded by a properly completed and authorised order document. In all cases the relevant terms and conditions apply.

Please note that neither Willmott Dixon nor the sender accepts any responsibility for viruses and it is your responsibility to scan attachments (if any).

Willmott Dixon Holdings Limited
 Registered Office: Suite 201, The Spirella Building, Bridge Road, Letchworth Garden City, Hertfordshire SG6 4ET
 Registered Number 00768173 (England)

Transmitted by Doncaster Council. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If, you are not the intended recipient, you must not disclose, disseminate, forward, print or copy all, or part of its contents to any other person and inform me as soon as possible. Any views or opinions expressed belong solely to the author and do not necessarily represent those of Doncaster Council, Doncaster Council will not accept liability for any defamatory statements made by email communications. You should be aware that under current Data Protection law and Freedom of Information Act 2000 the contents of this e mail may have to be disclosed in response to a request. All e-mail communication containing personal/sensitive information received or sent by the Council will be processed in line with current Data Protection legislation. This footnote also confirms that this email message has been scanned for the presence of computer

viruses. However no guarantees are offered on the security, content and accuracy of any e-mails and files received. Be aware that this e-mail communication may be intercepted for regulatory, quality control, or crime detection purposes unless otherwise prohibited.

Please be aware your emails may be monitored or scanned for spam. Such monitoring may be carried out outside of the European Economic Area. This e-mail is confidential and may also be privileged. Please notify us immediately if you are not the intended recipient. You should not copy it, forward it or use it for any purpose or disclose the contents to any person. If you have received this e-mail in error, please notify us as soon as possible and destroy your copy. Unless otherwise expressly stated, this e-mail is not intended to constitute a business letter, order form or other offer or invitation to you, nor does this e-mail form the basis of any contract. Contracts may not be concluded by e-mail and any contract or agreement attached is subject to contract and shall not and is not intended to create a legally binding relationship. Please note that, where applicable, Wolseley UK Conditions of Business or Wolseley UK Standard Terms of Purchase apply to all transactions - these are available at wolseley-terms.co.uk This e-mail is sent by or on behalf of Wolseley UK Limited or the relevant subsidiary undertaking of Wolseley UK Limited with which you are dealing. Wolseley UK Limited is registered in England and Wales with company number 636445 and registered office at Wolseley UK Limited, 2 Kingmaker Court, Warwick Technology Park, Gallows Hill, Warwick, CV34 6DY, United Kingdom.

From: Chipp-Smith, Jo
Sent: 26 March 2024 10:44
To: Chipp-Smith, Jo
Subject: 2022.10.31 JCS - Wolseley

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>
Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>
Property For Sale: www.rightmove.co.uk
Property To Let: www.rightmove.co.uk
<https://wearedoncaster.co.uk/business/property-search/>



From: Chipp-Smith, Joanne
Sent: 31 October 2022 17:33
To: helen.holmes@wolseley.co.uk
Subject: RE: Wolseley Plumb and Parts Centre, Doncaster - Update

Hi Helen,

Thanks for your email – please find my contact details below. It will be good to have a catch up with you – if you would rather a Teams meet let me know and I can send an invite.

Kind regards
Joanne

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>
Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>
Property For Sale: www.rightmove.co.uk
Property To Let: www.rightmove.co.uk
<https://wearedoncaster.co.uk/business/property-search/>



From: helen.holmes@wolseley.co.uk <helen.holmes@wolseley.co.uk>

Sent: 26 October 2022 15:26

To: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>

Subject: RE: Wolseley Plumb and Parts Centre, Doncaster - Update

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hi Joanne

I wanted to speak to you about the redevelopment on our site – please could you provide your contact number so I can give you a call?

Thanks

Kind regards, Helen

Helen Holmes

Property Portfolio Manager • Wolseley UK

M: 0 [REDACTED]

Wolseley UK • Warwick Technology Park • 2 Kingmaker Court • Warwick • CV34 6DY

Please note my working days are Monday, Tuesday and Wednesday.

From: Rudkin, Marcus <Marcus.Rudkin@doncaster.gov.uk>

Sent: 20 September 2022 16:06

To: Holmes, Helen [Property] - [93456 - Support Centre (K2)] <helen.holmes@wolseley.co.uk>

Cc: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>

Subject: Wolseley Plumb and Parts Centre, Doncaster - Update

Caution: This email originated outside of Wolseley.

Good afternoon Helen,

I hope you are well. I just wanted to e-mail you to see if there has been any progress update with regard to identifying any suitable alternative property?

I also wanted to let you know that I will be leaving Doncaster Council at the end of September and my colleague Joanne Chipp-Smith, Principal Estates Surveyor (copied into this e-mail) will be picking up this matter going forward.

Thank you for your continued support.

Kind regards,

Marcus

From: Rudkin, Marcus

Sent: 18 August 2022 10:49

To: helen.holmes@wolseley.co.uk; Banks, Adrian <Adrian.Banks@doncaster.gov.uk>
Subject: RE: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

Hi Helen,

Likewise and thank you for your continued support.

My colleague from Business Doncaster is Adrian Banks, Investment Officer, tel: [REDACTED] Email: Adrian.Banks@doncaster.gov.uk

Adrian supported your agent from LSH in the original property search. I will speak with Adrian directly and ask that he makes contact with you to discuss requirements etc.

Kind regards

Marcus

From: helen.holmes@wolseley.co.uk <helen.holmes@wolseley.co.uk>
Sent: 15 August 2022 16:09
To: Rudkin, Marcus <Marcus.Rudkin@doncaster.gov.uk>
Cc: Rhodes, Simon <Simon.Rhodes@doncaster.gov.uk>
Subject: RE: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

Hi Marcus

Thanks for calling earlier – nice to speak to you.

Happy to agree to the non – intrusive surveys detailed below, if you let me know the dates/times of them I'll then inform the Branch Manager to arrange access etc.

Regarding any plans/drawings etc. I'm chasing those up, I cant see anything in our property files but there may be some with the Facilities team.

If you could put me in touch with the contact at the council to potentially help our relocation that would be fantastic.

Thanks

Kind regards, Helen

Helen Holmes

Property Portfolio Manager • Wolseley UK

M: [REDACTED]

Wolseley UK • Warwick Technology Park • 2 Kingmaker Court • Warwick • CV34 6DY

From: Rudkin, Marcus <Marcus.Rudkin@doncaster.gov.uk>
Sent: 05 August 2022 12:25
To: Holmes, Helen [Property] - [93456 - Support Centre (K2)] <helen.holmes@wolseley.co.uk>
Cc: Rhodes, Simon <Simon.Rhodes@doncaster.gov.uk>
Subject: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

You don't often get email from marcus.rudkin@doncaster.gov.uk. [Learn why this is important](#)

Caution: This email originated outside of Wolseley.

Hi Helen,

Further to my last e-mail in relation to the above.

As part of the proposed redevelopment of the site, the Council's developer partner Willmott Dixon would like to gain access to the property, in order to undertake non-intrusive surveys – as detailed in the e-mail below.

Please can you therefore confirm that you are in agreement for these surveys to be undertaken and for me to provide Willmott Dixon with your contact details, in order for them to arrange suitable times and dates for access to undertake the surveys.

Once I have your approval, I will then ask Willmott Dixon to contact you directly.

Please can you also continue CC my colleague Simon Rhodes into your e-mail response.

I look forward to hearing from you and thank you for your cooperation.

Kind regards

Marcus

From: [REDACTED]@willmottdixon.co.uk>
Sent: 05 August 2022 11:19
To: Rhodes, Simon <Simon.Rhodes@doncaster.gov.uk>
Cc: [REDACTED]@willmottdixon.co.uk>; [REDACTED] <[REDACTED]@willmottdixon.co.uk>
Subject: DGW1 - Surveys & Access

Good Morning Simon

Further to recent discussions I've been procuring new surveys on the site and in buildings as the attached survey schedule.

I also have proposals for the following surveys –

Services Subscans and Drainage CCTV

- Please see the attached RAMS including drawings of the proposals with traffic management that has been agreed with Doncaster Council by our SCP Murphy Geospatial
- This work is programmed to start on Monday 22nd August (subject to agreement on access, license etc)
- We are proposing that the work will take place overnight to reduce disruption etc
- The work will involve spray painting existing roads, footpaths, parking etc with coloured lines that help the survey process but these will fade in time.
- The survey team will need unrestricted access around the site but not into buildings
- Please note that the RAMS are yet to be signed off by ourselves

Asbestos Management Surveys

- Our SCP Lucion propose these to start on Monday 15th August for 6 working days
- Lucion will require unrestricted access inside all buildings and to all areas in each building
- All subject to current building owners/tenants permission
- The work is visual inspection only with no intrusive works

Clearly these works require permission from the current building owners/tenants and whilst they do not involve intrusive works they will to a certain extent be disruptive. Can you please advise how we should make contact to instigate arrangements. Please note that whilst I've indicated a start date that this is subject to agreement with all parties.

Phase 2 SI

- I'm also working on procuring this work on the site and will involve intrusive works including bore holes, trail pits, samples etc

- This is much more disruptive and I assume will require particular permission from the exiting building owners/tenants
- Once I have a full proposal for this I can share more detail
- In the meantime if we are able to make contact as with the above surveys we can then instigate discussions

I trust that this makes sense but I'm happy to discuss over a Teams Call if required.

Kind regards


Design Manager

Willmott Dixon Construction Limited

Unit 12, Cliffe Park, Bruntcliffe Road, Morley
 Leeds, LS27 0RY





Our purpose is to deliver brilliant buildings, transform lives, strengthen communities and enhance the environment so our world is fit for future generations.



This email and its contents are subject to copyright and the information in it is confidential and may be legally privileged. It is intended only for the named recipient(s). Access to this email by anyone else is unauthorised.

If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful. If received in error please contact Willmott Dixon quoting the name of the sender and the addressee, then delete it from your system.

No contracts may be concluded on behalf of Willmott Dixon by means of e-mail communications. Contracts may only be concluded by a properly completed and authorised order document. In all cases the relevant terms and conditions apply.

Please note that neither Willmott Dixon nor the sender accepts any responsibility for viruses and it is your responsibility to scan attachments (if any).

Willmott Dixon Holdings Limited
 Registered Office: Suite 201, The Spirella Building, Bridge Road, Letchworth Garden City, Hertfordshire SG6 4ET
 Registered Number 00768173 (England)

Transmitted by Doncaster Council. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If, you are not the intended recipient, you must not disclose, disseminate, forward, print or copy all, or part of its contents to any other person and inform me as soon as possible. Any views or opinions expressed belong solely to the author and do not necessarily represent those of Doncaster Council, Doncaster Council will not accept liability for any defamatory statements made by email communications. You should be aware that under current Data Protection law and Freedom of Information Act 2000 the contents of this e mail may have to be disclosed in response to a request. All e-mail communication containing personal/sensitive information received or sent by the Council will be processed in line with current Data Protection legislation. This footnote also confirms that this email message has been scanned for the presence of computer

viruses. However no guarantees are offered on the security, content and accuracy of any e-mails and files received. Be aware that this e-mail communication may be intercepted for regulatory, quality control, or crime detection purposes unless otherwise prohibited.

Please be aware your emails may be monitored or scanned for spam. Such monitoring may be carried out outside of the European Economic Area. This e-mail is confidential and may also be privileged. Please notify us immediately if you are not the intended recipient. You should not copy it, forward it or use it for any purpose or disclose the contents to any person. If you have received this e-mail in error, please notify us as soon as possible and destroy your copy. Unless otherwise expressly stated, this e-mail is not intended to constitute a business letter, order form or other offer or invitation to you, nor does this e-mail form the basis of any contract. Contracts may not be concluded by e-mail and any contract or agreement attached is subject to contract and shall not and is not intended to create a legally binding relationship. Please note that, where applicable, Wolseley UK Conditions of Business or Wolseley UK Standard Terms of Purchase apply to all transactions - these are available at wolseley-terms.co.uk This e-mail is sent by or on behalf of Wolseley UK Limited or the relevant subsidiary undertaking of Wolseley UK Limited with which you are dealing. Wolseley UK Limited is registered in England and Wales with company number 636445 and registered office at Wolseley UK Limited, 2 Kingmaker Court, Warwick Technology Park, Gallows Hill, Warwick, CV34 6DY, United Kingdom.

Transmitted by Doncaster Council. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If, you are not the intended recipient, you must not disclose, disseminate, forward, print or copy all, or part of its contents to any other person and inform me as soon as possible. Any views or opinions expressed belong solely to the author and do not necessarily represent those of Doncaster Council, Doncaster Council will not accept liability for any defamatory statements made by email communications. You should be aware that under current Data Protection law and Freedom of Information Act 2000 the contents of this e mail may have to be disclosed in response to a request. All e-mail communication containing personal/sensitive information received or sent by the Council will be processed in line with current Data Protection legislation. This footnote also confirms that this email message has been scanned for the presence of computer viruses. However no guarantees are offered on the security, content and accuracy of any e-mails and files received. Be aware that this e-mail communication may be intercepted for regulatory, quality control, or crime detection purposes unless otherwise prohibited.

Please be aware your emails may be monitored or scanned for spam. Such monitoring may be carried out outside of the European Economic Area. This e-mail is confidential and may also be privileged. Please notify us immediately if you are not the intended recipient. You should not copy it, forward it or use it for any purpose or disclose the contents to any person. If you have received this e-mail in error, please notify us as soon as possible and destroy your copy. Unless otherwise expressly stated, this e-mail is not intended to constitute a business letter, order form or other offer or invitation to you, nor does this e-mail form the basis of any contract. Contracts may not be concluded by e-mail and any contract or agreement attached is subject to contract and shall not and is not intended to create a legally binding relationship. Please note that, where applicable, Wolseley UK Conditions of Business or Wolseley UK Standard Terms of Purchase apply to all transactions - these are available at wolseley-terms.co.uk This e-mail is sent by or on behalf of Wolseley UK Limited or the relevant subsidiary undertaking of Wolseley UK Limited with which you are dealing. Wolseley UK Limited is registered in England and Wales with company number 636445 and registered

office at Wolseley UK Limited, 2 Kingmaker Court, Warwick Technology Park, Gallows Hill, Warwick, CV34 6DY, United Kingdom.

From: Chipp-Smith, Jo
Subject: Doncaster Council & Wolseley meeting notes - 19.07.23
To: helen.holmes@wolseley.co.uk; Adam Rhead; Cameron Paterson
Cc: Bachelor Simon
Sent: July 21, 2023 12:45 PM (UTC+01:00)

Good afternoon all,

Thank you all for your time on Wednesday, it was good to meet and revisit the requirements of Wolseley in relation to the proposed Town Deal CPO.

Below is a summary of what we discussed – please let me know if you feel I have missed anything.

Requirements;

- Originally 8,000 = 15,000sq.ft, then 15,000 – 25,000sq.ft and now 5,000 – 25,000sq.ft.
- Car parking for staff and customers
- A yard for deliveries
- Central and south of Doncaster are preferred locations

Town Centre site;

- Three main functions at the current property;
 1. Local collection business
 2. Showroom function, which you believe is one of the more profitable within Wolseley
 3. Contracts – deliveries and customer contracts
- Approx. 12,000 – 15,000sq.ft

Kirk Sandall site;

- A local collection business only
- Approximately 3,500sq.ft on a lease which doesn't terminate until 2027.
- As this is a much smaller site, none of the functions from the town centre site could be integrated within the unit at Kirk Sandall.
- Is there any merit in bringing the two units together? You feel that the businesses demonstrate that there is enough business to have the two units in Doncaster. It is important however that they are not in too close proximity to one another.

Options;

- You are currently looking at one option at Sprotbrough Retail Park, although there is no demised parking or yard, and it is currently under offer at £13/sq.ft. The rental is slightly higher than expected, the configuration is not ideal, but surveys are happening today to see if it is a possibility. This would just be a local branch, taking out the contract and showroom arms of the business.
- You have received nothing recently from Adrian, and more recent sites have been sourced through your own agents. I will make contact with Adrian and ask he sends you an updated list of what is on the market.

Alternative geographic locations;

- Airport area wouldn't work for the local part of the business.
- Armthorpe – a few options have been put forward to the operations team but their feedback is that the location wouldn't work.
- Wheatley Hall Road area would be ideal.
- You are willing to review everything though, so any options can be sent through.

Considerations;

- Consolidating both units would result in job losses.
- Retaining staff, some have been employed for many years.
- Retaining current customer base.
- Timescales – you are hesitant to commit to anything that is not particularly suitable when you are not certain of

timescales.

Other comments;

- The Council are committed to this scheme, and therefore helping Wolseley wherever possible in terms of relocation and as soon as we can as we are all aware that there isn't much stock coming on to the market.
- Regular catch ups would be beneficial to review progress with both the property search and the CPO.
- Agreeing a freehold value between the parties would be beneficial to allow an advance payment should you need to act quickly to secure a site.
- £10k undertaking for surveying fees requested.

Actions;

- JCS to send details of property recently gone on to the market advertised through PPH (Unit 17 Shaw Wood Business Park). [Action completed 19.07.23](#)
- JCS to arrange 3 weekly meetings – Mondays are the preferred day. [Action completed 21.07.23](#)
- JCS to respond on undertaking of fees. [Agree to undertaking of £10,000 for fees reasonably and properly incurred in the relocation search and compensation negotiations.](#)
- JCS / SB to advise on timings on confirmation of the CPO and likely possession of Wolseley property. [TBC](#)
- SB to contact CP to arrange a joint inspection of the currently Wolseley site to allow valuations to be progressed with a view to valuing the freehold interest.

I will be away from the office now for the majority of the school holidays however Simon will continue to act on behalf of the Council. I have set up 3 weekly meetings commencing in September but I know Simon will be in contact before then to agree a site visit with Cameron, and Adrian has been asked to keep in regular contact over this period to update on his property search, I trust this is satisfactory? If you should have any queries in the meantime, please contact Simon copying me in as well.

Kind regards
Joanne

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management |

Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel Privacy Information

Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: helen.holmes@wolseley.co.uk
Subject: RE: Doncaster Council & Wolseley meeting notes - 19.07.23
To: Chipp-Smith, Jo; ARhead@geraldeve.com; CPaterson@geraldeve.com
Cc: SBachelor@lsh.co.uk
Sent: July 24, 2023 2:12 PM (UTC+01:00)

Caution! This message was sent from outside your organization.

[Allow sender](#)

Hi Joanne

Thanks for your email. Please see a couple of additional comments in red below.

Kind regards, Helen

Helen Holmes

Property Portfolio Manager • Wolseley UK

M: [REDACTED] Privacy

Wolseley UK • Warwick Technology Park • 2 Kingmaker Court • Warwick • CV34 6DY

Please note my working days are Monday, Tuesday and Wednesday.

From: Chipp-Smith, Jo <Joanne.Chipp-Smith@doncaster.gov.uk>

Sent: Friday, July 21, 2023 12:45 PM

To: Holmes, Helen [Property] - [93456 - Support Centre (K2)] <helen.holmes@wolseley.co.uk>; Adam Rhead <ARhead@geraldeve.com>; Cameron Paterson <CPaterson@geraldeve.com>

Cc: Bachelor Simon <SBachelor@lsh.co.uk>

Subject: Doncaster Council & Wolseley meeting notes - 19.07.23

Caution: This email originated outside of Wolseley.

Good afternoon all,

Thank you all for your time on Wednesday, it was good to meet and revisit the requirements of Wolseley in relation to the proposed Town Deal CPO.

Below is a summary of what we discussed – please let me know if you feel I have missed anything.

Requirements;

- Originally 8,000 = 15,000sq.ft, then 15,000 – 25,000sq.ft and now 5,000 – 25,000sq.ft. **The original requirement was 8,000 – 15,000 sq ft and 15,000 – 25,000 sq ft (they were split into two requirements but sent out at the same time) so 8,000 – 25,000 essentially but we found there just wasn't the approx. 10,000 sq ft units that we need so extended the size criteria even further from 5,000 sq ft.**
- Car parking for staff and customers
- A yard for deliveries
- Central and south of Doncaster are preferred locations

Town Centre site;

- Three main functions at the current property;
 1. Local collection business
 2. Showroom function, which you believe is one of the more profitable within Wolseley
 3. Contracts – deliveries and customer contracts
- Approx. 12,000 – 15,000sq.ft

Kirk Sandall site;

- A local collection business only
- Approximately 3,500sq.ft on a lease which doesn't terminate until 2027.

- As this is a much smaller site, none of the functions from the town centre site could be integrated within the unit at Kirk Sandall.
- Is there any merit in bringing the two units together? You feel that the businesses demonstrate that there is enough business to have the two units in Doncaster. It is important however that they are not in too close proximity to one another. **Made trickier due to the lease end date not being for another 4 years.**

Options;

- You are currently looking at one option at Sprotbrough Retail Park, although there is no demised parking or yard, and it is currently under offer at £13/sq.ft. The rental is slightly higher than expected, the configuration is not ideal, but surveys are happening today to see if it is a possibility. This would just be a local branch, taking out the contract and showroom arms of the business.
- You have received nothing recently from Adrian, and more recent sites have been sourced through your own agents. I will make contact with Adrian and ask he sends you an updated list of what is on the market.

Alternative geographic locations;

- Airport area wouldn't work for the local part of the business.
- Armthorpe – a few options have been put forward to the operations team but their feedback is that the location wouldn't work.
- Wheatley Hall Road area would be ideal.
- You are willing to review everything though, so any options can be sent through.

Considerations;

- Consolidating both units would result in job losses. **Splitting the three functionalities which we currently have in the Doncaster unit will result in job losses, not just if we were to consolidate the Kirksandall and city centre branch.**
- Retaining staff, some have been employed for many years.
- Retaining current customer base.
- Timescales – you are hesitant to commit to anything that is not particularly suitable when you are not certain of timescales.

Other comments;

- The Council are committed to this scheme, and therefore helping Wolseley wherever possible in terms of relocation and as soon as we can as we are all aware that there isn't much stock coming on to the market.
- Regular catch ups would be beneficial to review progress with both the property search and the CPO.
- Agreeing a freehold value between the parties would be beneficial to allow an advance payment should you need to act quickly to secure a site.
- £10k undertaking for surveying fees requested.

Actions;

- JCS to send details of property recently gone on to the market advertised through PPH (Unit 17 Shaw Wood Business Park). **Action completed 19.07.23**
- JCS to arrange 3 weekly meetings – Mondays are the preferred day. **Action completed 21.07.23**
- JCS to respond on undertaking of fees. **Agree to undertaking of £10,000 for fees reasonably and properly incurred in the relocation search and compensation negotiations.**
- JCS / SB to advise on timings on confirmation of the CPO and likely possession of Wolseley property. **TBC**
- SB to contact CP to arrange a joint inspection of the currently Wolseley site to allow valuations to be progressed with a view to valuing the freehold interest.

I will be away from the office now for the majority of the school holidays however Simon will continue to act on behalf of the Council. I have set up 3 weekly meetings commencing in September but I know Simon will be in contact before then to agree a site visit with Cameron, and Adrian has been asked to keep in regular contact over this period to update on his property search, I trust this is satisfactory? If you should have any queries in the meantime, please contact Simon copying me in as well.

Kind regards
Joanne

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management |
Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel Privacy Information
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>
Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>
Property For Sale: www.rightmove.co.uk
Property To Let: www.rightmove.co.uk
<https://wearedoncaster.co.uk/business/property-search/>



Transmitted by Doncaster Council. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If, you are not the intended recipient, you must not disclose, disseminate, forward, print or copy all, or part of its contents to any other person and inform me as soon as possible. Any views or opinions expressed belong solely to the author and do not necessarily represent those of Doncaster Council, Doncaster Council will not accept liability for any defamatory statements made by email communications. You should be aware that under current Data Protection law and Freedom of Information Act 2000 the contents of this e mail may have to be disclosed in response to a request. All e-mail communication containing personal/sensitive information received or sent by the Council will be processed in line with current Data Protection legislation. This footnote also confirms that this email message has been scanned for the presence of computer viruses. However no guarantees are offered on the security, content and accuracy of any e-mails and files received. Be aware that this e-mail communication may be intercepted for regulatory, quality control, or crime detection purposes unless otherwise prohibited.

Please be aware your emails may be monitored or scanned for spam. Such monitoring may be carried out outside of the European Economic Area. This e-mail is confidential and may also be privileged. Please notify us immediately if you are not the intended recipient. You should not copy it, forward it or use it for any purpose or disclose the contents to any person. If you have received this e-mail in error, please notify us as soon as possible and destroy your copy. Unless otherwise expressly stated, this e-mail is not intended to constitute a business letter, order form or other offer or invitation to you, nor does this e-mail form the basis of any contract. Contracts may not be concluded by e-mail and any contract or agreement attached is subject to contract and shall not and is not intended to create a legally binding relationship. Please note that, where applicable, Wolseley UK Conditions of Business or Wolseley UK Standard Terms of Purchase apply to all transactions - these are available at wolseley-terms.co.uk This e-mail is sent by or on behalf of Wolseley UK Limited or the relevant subsidiary undertaking of Wolseley UK Limited with which you are dealing. Wolseley UK Limited is registered in England and Wales with company number 636445 and registered office at Wolseley UK Limited, 2 Kingmaker Court, Warwick Technology Park,

Gallows Hill, Warwick, CV34 6DY, United Kingdom.

From: Chipp-Smith, Jo
Sent: 14 September 2023 10:20
To: helen.holmes@wolseley.co.uk; dom.hayes@wolseley.co.uk
Cc: Adam Rhead; Cameron Paterson
Subject: 13.09.23 meeting notes

Good morning,

Thank you for your time yesterday to catch up on progress. I have made some notes below – please feel free to point out anything you think I may have missed.

Kind regards
Jo

Meeting 13.09.23 with JCS, DH, HH, AR & CP

Updates on actions from previous meeting;

- JCS to arrange regular meetings - **complete**
 - JCS to send details on 17 Shaw Wood Business Park to HH - **complete**
 - Undertaking on fees - **with solicitors who are drafting letter, to follow**
 - Timings - **not received any amended timescales, regular meetings with PM so will advise if this changes**
 - Freehold valuation – **Victoria and Cameron have met on site and are currently agreeing floor areas**
- Timescales have not been amended yet in the project timetable although it is looking highly unlikely that the March 24 date for vacant possession can be met.
 - DH advised that there is a 16-20 week period required for being able to open elsewhere and that is assuming minimal works required, longer if stripping out etc. required.
 - Unit at Sprotbrough is no longer progressing – constraints on delivery times and noise amongst other matters discussed at the previous meeting mean that this site just couldn't be operational. Arctic lorries need access through the night, otherwise one off delivery for one unit is very expensive.

Adrian has been sending through further options which are being considered;

- Former Argos unit on Wheatley Hall Road is not suitable – too large at 20,000sq.ft and the surrounding units users are not particularly complimentary (Matalan, JD etc.)
- Former data centre on Carolina Way – this is the preferred location, but there are issues – landlord not keen on the use, would require internal reconfiguration etc. but an approach to the landlord will be made again.
- Land for porta cabin temporary use is an option that can be looked at for a temporary measure. Adrian Banks is looking into a site near the Travelodge at Lakeside. Need serviced land options.
- Reiterated that location is key – within 2-3 miles of current location but away from Kirk Sandall location, ideally to the south. Town end of Wheatley Hall Road could be an option but not the mid-end leading away from the city centre. The size requirements are 5/6,000 – 12,000sq.ft. Ideally less than 15 years old, or newer than existing property as the investment required to fit out a unit is significant and therefore to do this in an end of life building is not ideal.
- The business in the new property will have the plumbing and heating as the core business, the contract side may be passed to Sheffield and the provision of a showroom is floating. It is not essential that the unit can offer all 3 strands of the business.

Actions;

- JCS to ask Adey Banks to refine list of properties sent through to the requirements mentioned above
- Wolseley to make contact with data centre, Adrian will be able to support with this if required
- Search for alternative building and land to continue

- Review position at next meeting in 3 weeks' time

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



[REDACTED]

From: Chipp-Smith, Jo
Sent: 18 October 2023 11:25
To: helen.holmes@wolseley.co.uk; dom.hayes@wolseley.co.uk
Cc: Adam Rhead; Cameron Paterson; Bachelor Simon
Subject: Wolseley Doncaster - meeting notes 18.10.23

Morning all,

Thank you for your time this morning in updating on the current position with the search for alternative premises. I have summarised the conversation below and as always, please feel free to make any comments if you feel I have missed something;

- No further suitable units have come on to the market since we last spoke. Helen has been chasing Adrian for an update on available land and any other opportunities he may be aware of. Confirmed Adrian has now left his role in Business Doncaster, and his former manager Chris Dungworth will be covering this matter and I will ask him to give Helen a call.
- Enquiries in relation to the former data centre near Lakeside have been picked up by Helen - the agent has advised that the owner doesn't want a trade counter use there – it is not preferable to an adjoining occupier ([REDACTED]) who do not wish to have public going back and forth all day next to their operation. [REDACTED] is one of Adam's clients and he will make an enquiry with them on this point. The data centre in its current layout is too large and would need to be split, although indications are that this is not an insurmountable issue. Should the matter of [REDACTED]'s objection be relinquished, it is an opportunity that can be explored further.
- Helen advised that another unit reviewed was at Ten Pound Walk but the current building would not be suitable, it would need a warehouse creating but the location is good for Wolseley. The landlord advised that they don't think it is for them at this moment in time. [REDACTED]'s [REDACTED] is the agent – I will ask Chris Dungworth if he has a contact at [REDACTED] that he may be able to discuss this with. It hasn't been fully assessed yet given the agents response, but if this could be relaxed further enquiries could be made with the operations team.
- Dom discussed how a plot of land to operate out of porta cabins is a last resort and far from ideal. This isn't consistent with the Wolseley brand. The contract element where Wolseley deliver to contractors would more than likely need to be moved elsewhere, the showroom element would not be possible, it would just be the trade counter element that could continue. This is being considered as a last resort to try and hold position within the market for a temporary period – once the business is lost, Wolseley would be starting from scratch to try and win business back. Otherwise, this particular branches' business is likely to be extinguished and Doncaster would be the only city without a branch. (Presumably meaning city centre, noting Kirk Sandall branch).
- I asked about the capacity to build a new warehouse should a plot of land become available – Dom advised that Wolseley work with developers in so far as securing a pre-let, but not developing their own units.
- A requirement to all local agents has been sent out by Wolseley's property agent.
- Cameron is working on agreeing floor areas with Victoria from LSH in order to ascertain a freehold value for the existing site.
- We are currently awaiting an inquiry date and I will feedback any information regarding this once received.

- Adam asked about other objections to the scheme – advised 2 received, both relocation exercises and progress being made in this regard.
- Next meeting is in the diary for Monday 13th November at 11am.

Many thanks

Jo

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management |
Economy & Environment joanne.chipp-smith@doncaster.gov.uk | [REDACTED]

Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Chipp-Smith, Jo
Sent: 13 November 2023 12:06
To: helen.holmes@wolseley.co.uk; dom.hayes@wolseley.co.uk
Cc: Cameron Paterson; Adam Rhead; Bachelor Simon
Subject: Meeting notes 13.11.23

Good afternoon,

Further to our Teams call this morning, I have noted below the content discussed. Please feel free to comment on anything you feel I may have missed.

1. Helen confirmed that a conversation with Chris Dungworth has not yet taken place, but having called Adey's old number spoke to Alex who sent through a couple of properties for consideration – all of which I believe have previously been considered. A follow up call with Alex confirmed nothing new had become available in the meantime that would meet requirements. Helen – as discussed, Chris' direct number is [REDACTED]. If you struggle to make contact, please let me know and I will look to diarise a call with the 3 of us.
2. Awaiting update from Chris regarding the property at Ten Pound Walk and whether there has been any discussion with [REDACTED] and their client on whether there may be a possibility to look into this further – it might be that Chris is waiting to hear back before making contact but I will follow up. Agreed it would be good to know one way or the other so we can either look to make further enquiries or move on. Property not currently ideal but the location is therefore it is worthwhile having a discussion with the agent.
3. Adam made further enquiries with [REDACTED] re; the former data centre, and whilst they reconsidered the proposal the outcome remains the same therefore this is no longer an option to pursue.
4. There is a potential property on Wheatley Hall Road that is worth exploring – Jewsons. There is an open day this Thursday therefore I understand a visit is planned. The condition of the property and potential level of any refurbishment is currently unknown, potentially having an asbestos roof amongst other matters. The requirement would be for leasehold (98% of portfolio is leasehold and therefore the requirement for alternative accommodation is not like for like freehold) therefore this is something I will consider from a Council perspective, and Dom suggested a consideration for any developers they are aware of from their side. Dom noted a good working relationship with Jewsons and was to discuss approach to this matter with Helen following the call.
5. Helen is making enquiries regarding a potential tenant vacating a unit in fairly close proximity to the existing unit, hearsay only at the moment but will pick this up before we meet again. Unit is only c.5,500sq.ft therefore on the small side but good location. Not aware of who the occupier is therefore I can't make enquiries from our side or see if Business Doncaster colleagues have heard anything at this stage but happy to make enquiries as well should it be deemed appropriate.
6. Meeting with one of Doncaster Council's Director / Assistant Director – requested dates so a discussion could be held to advise of the difficulties in finding suitable alternative accommodation and the impact of the scheme on the business. Helen to provide dates, and Cameron and/or Adam to attend as well if available.
7. Dom mentioned about the three strands to the business, and potential of contracts side having to move to Sheffield and the employment of 12-14 staff, all of which would form part of the discussion and background for the meeting mentioned above.
8. Cameron advised floor areas are now agreed, but the valuation side of things currently taking a back seat with the focus being on the CPO and relocation exercise.
9. Adam and Simon unavailable for this call – please let me know if there are any other matters you wish to pick up or if you should have any queries off the back of these meeting notes which I can help with.

Helen – thank you for sending through the Jewson brochure – we will look at this as a priority.

Next meeting scheduled for 04th December at 11am – happy to discuss any other points in the meantime as required.

Kind regards

Jo

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management |
Economy & Environment joanne.chipp-smith@doncaster.gov.uk | [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Chipp-Smith, Jo
Sent: 21 November 2023 16:02
To: Chipp-Smith, Jo
Subject: 2023.11.21 meeting notes

2023.11.21 meeting notes

21 November 2023
13:37

Dan Swaine
Scott Cardwell
JCS
Dom Hayes
Helen Holmes
Cameron Paterson
Adam Rhead

SC expressed the importance of regenerating the area. Key area for regen over next few years, this proposal goes to the heart of it. Looking to develop a flagship office.

DS - want to find a solution that works, don't want to lose their business or be detrimental to it, will work with them to help relocate etc.. Will work them as far as we can, but the importance of the scheme means we will need to do what we need to do. DH response - so will Wolseley.

DH - some of the support has been patchy at best (Business Doncaster). Not having the contact they expect following the meetings when I say I will ask someone to get in touch.

HH commented that she expected more support, she feels it is always her chasing updates and searching. They are working hard on property search and doesn't feel the Council are giving the same support. SC advised he had a list of properties that gets sent through, but apologised if they feel they aren't getting the support expected - will look into this further.

DH - Would look to split business up to be accommodating. Currently have 350-400 accounts of trades people. Around 800 sites around the UK. Describe Kirk Sandall as an "outlier" rather than a branch.

DS confirmed requirements with DH;

- 6,000 - 10,000sq.ft
- Would need 10,000sq.ft to retain all arms of business.
- Looking at dispensing with the showroom element, currently 1,500sq.ft - 2,000sq.ft and biting the bullet on contracts and sending that to Sheffield.
- Want to remain 1-2 miles away from Kirk Sandall.
- Within a 2 mile radius of current property or South Doncaster.

DH - Last resort is temporary use out of portacabins. Feels they are being very flexible in how they will split business up. Stock on the market is an issue.

DH - Jewson site - 40/50 year old building full of asbestos. To work would require someone to buy it, re-roof and replace external cladding. Good location and size. Would sign a 10-15 year lease. DS - Won't discount freehold acquisition as an option, but would need some certainties from Wolseley. There are a lot of financial consideration that need to be considered, and corporately, this would be extremely challenging to get approval for.

DH - looked at another site last week where the tenant is rumoured to be leaving - PTS next to Howdens, opposite the Range. 5,800sq.ft.

DS - will see what information we can find out in respect of the above. DH advised they would jump on the opportunity if it became available.

Questions from AR (Gerald Eve)

1. Do we have any pre-lets, DS - confident we will but there is a challenge.
2. 6,000sq.m of commercial in the new build - no reason not to look at Wolseley as a tenant and designing them into a scheme. Would require a temporary decant. Potential issues with funding - but a question Dan is prepared to ask. Is it a legitimate consideration? Funding restrictions? Favours

but a question can be prepared to ask to see a legitimate consideration, planning restrictions, cover height etc.

Good business and good reason why retaining Wolseley would be a very good option. Travis Perkins are located under some prime accommodation in London.

DS summarised;

- Will revisit what is available 5,000 - 10,000sq.ft
- Will pick up comments with Business Doncaster and will work to put this right
- Will see what we can find out about the owner / agent of the units currently looking at
- Considering the opportunity on Wheatley Hall Road
- Will explore funding and restrictions re; relocating on new site
- Reconvene in a couple of weeks.

Created with OneNote.

From: Chipp-Smith, Jo
Sent: 04 December 2023 11:58
To: helen.holmes@wolseley.co.uk; Adam Rhead; Cameron Paterson; Bachelor Simon; Dungworth, Chris
Cc: dom.hayes@wolseley.co.uk
Subject: 04.12.23 meeting notes

Morning all,

Thank you for your time catching up this morning, as usual, my notes are below and feel free to add anything you believe I may have missed;

- PCS unit – they are retaining the unit and taking on another, therefore unfortunately this is now off the table.
- List from Chris sent to ops team – Helen has chased and is awaiting feedback.
- Jewson's unit – proposal sent to Richard Corby to have a conversation with one of the interested developers. Should know more this week.
- Details also sent to Richard of another unit being built out by Fit Out UK – Wheatley Hall Road. Timings may not work initially, however, to secure a pre-let of good covenant strength there may be a possibility to commence slightly earlier. Working out a business case on both of these properties – will take time but will keep us informed of progress.
- Fisher German – Ten Pound Walk property – Chris has spoken with the agent who has advised that the owner still wants a tenant to take whole site, however, to leave this a couple of weeks and go back to the agent again.
- Chris has contacted all local agents again to see if they are aware of any potential lease breaks etc. Agents are aware that the Council would be keen to hear of any.
- Preference is to work on the Jewson and Fit Out UK ideas at the moment. Regarding merging the Kirk Sandall site into a larger unit that may be available in Kirk Sandall considered but not that desirable. Desire is to not affect Kirk Sandall, where there is approximately 4 years left on lease. Double overheads – a conversation could be had regarding this, and there could be potential to sub-let or assign the Kirk Sandal unit as it is a popular estate. Wolseley willing to review all sites still. JCS wondering if the preference would be to have the two sites still, potentially losing an arm of the business from the Doncaster site e.g. the contracts if a smaller unit is all that is available. Or preference to retain all 3 functions but at one site. Preference as things stand is to retain two units in Doncaster, preferably one more central / to the south.
- Profits information from present location for budgeting purposes requested again – Helen has received this whilst off and will forward on. Apologies Helen, I don't recall seeing the figures sent previously so I'm not sure who they went to but Simon and I would be grateful to receive the detail shortly and thank you for picking this up again. It may be that my former colleague working with Wolseley (Marcus Rudkin) received this.
- Final point is to follow up on the prospect of being worked into the new scheme – JCS to follow up on this matter and feedback in due course.
- Next meetings are diarised for 25th December and then 15th January. We could move December's forward to W/C 18th December – I have some availability Mon- Weds, or we can leave until the next diarised meeting on 15th January – do you have any preferences?

Kind regards

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | [REDACTED]

Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Chipp-Smith, Jo
Sent: 15 January 2024 12:27
To: helen.holmes@wolseley.co.uk; dom.hayes@wolseley.co.uk; Adam Rhead; Cameron Paterson
Cc: Bachelor Simon
Subject: Doncaster Council & Wolseley Meeting Notes 15.01.24

Good afternoon,

Thank you for your time this morning, please find my notes below – please let me know if you feel I have missed anything;

- Last met on 04th December 23 when two sites were confirmed as the preferred properties to concentrate on at that moment in time - Fit Out UK and Jewson site.
- Fit Out UK site has now been discounted as the timings wouldn't fit due to it being a new build scheme.
- Jewson site has moved on positively in the last couple of weeks, with the preferred bidder being keen to attract Wolseley to the site. They have put an outline proposal to Wolseley who think they can make the location work – plans and business cases are currently being reviewed with a further site visit planned for Wednesday.
- Would potentially mean closing the Kirk Sandall operation and this being relocated into the new site – details around this are still scarce due to being in the early stages of review, and understandable reluctance to close a profitable branch such as Kirk Sandall. To accommodate this, the contract element may potentially need to move to Sheffield as the unit is slightly too small, with restrictions on space efficiency due to the lower eaves height resulting in less racking capacity.
- The landlord would be looking to replace the roof, cladding and roller shutter doors and getting the unit to a point of being ready to fit out – the lower eaves height is the only real downside.
- Deliveries – Jewson did not take night time deliveries so there is concern that if Wolseley were to start doing this there would be complaints from the neighbouring residential properties. However, day time deliveries are less problematic at the Jewson site than Sprotbrough Retail Park however, changing delivery timings may increase costs.
- Not concerned regarding Wolseley's practical use of the site affecting residential properties as the delivery vehicles are smaller and quieter than those required for a builders merchants and the products on site are also a lot smaller and lighter therefore noise levels will probably improve for local residents.
- Timescales – developer would require commitment in the form of an Agreement for Lease prior to starting works which are anticipated to take 12-16 weeks. Wolseley would then require 3 months fitting out period and a further month to relocate. Therefore if all goes well and with good pace, allow 8-9 months, resulting in potential opening on site in September.
- There is a plot of land to the front of the site which is potentially planned for an alternative use – car sales possibly. The desire is for the two developments to be kept independent of each other, particularly in terms of planning.
- Planning – don't anticipate any issues with proposed use but will need some comfort on this from the Council before committing. This has potential to be a time consuming element therefore the Council's support in getting this through the process in a timely manner would be appreciated.
- Whilst on site in Doncaster on Wednesday, Wolseley will also view the unit on Shaw Wood Industrial Estate and run a review on this in parallel as a plan b option. A good unit but closer to Kirk Sandall than would ideally like.
- Portland – [REDACTED], are the developer and heads have been agreed for their purchase of the site.
- Adam and Cameron confirmed Statement of Case and supporting documents have been received. Additionally, they will review the freehold offer and come back to the Council / LSH.
- Disturbance – the trade element will need to be parked for a while to review how the new site would trade in comparison to the existing, however, special adaptations are something that we can start to think about once details around how the site will operate are known.

As discussed, I will raise an enquiry with planning and report back to you on this as soon as I can. The Council remain keen to support you wherever we can so if myself or Chris Dungworth can be of assistance, please do let me know.

The next meeting is in the diary for Monday 05th February at 11am, if however a call is required in the meantime please let me know and I will schedule something in.

Kind regards
Jo

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management |
Economy & Environment joanne.chipp-smith@doncaster.gov.uk | [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Chipp-Smith, Jo
Sent: 05 February 2024 12:17
To: dom.hayes@wolseley.co.uk; helen.holmes@wolseley.co.uk; Cameron Paterson; Adam Rhead
Cc: Kershaw Scott; Bachelor Simon
Subject: meeting notes 05.02.24 - Wolseley-Doncaster Council

Good afternoon all,

Thank you for your time this morning and for updating us with the position on the two units you have been progressing since we last met. Below are my notes from the call, please let me know if you feel I have missed anything.

- Jewson site – lot of work required, potentially more than the developer appreciates, anticipate rent going up once priced out works and length of time to do them. At least 6 months' work. Floor looks very old, not sure if it will take racking. Extensive list of works required – cladding, roof, yard, internal floor. Developer wants to refurb but feel it's marginal whether it should be a rebuild project. Timings – now confirmed if acquisition completed. This site is currently on the backburner (confidentially) whilst awaiting certainty on Shaw Lane property.
- 22 Shaw Lane – some limitations, location slightly inferior – doesn't have the visibility being at the back of the estate, better eaves height at 6m, lightly used and refurbished so in much better condition, no surrounding residential properties so night time deliveries easier. A better unit for certainty and deliverability. Some invasive works needed to suit operational requirements. Would need landlords consent to knock through in some places to create the trade counter at front of house and make it work as required. Back of house - good warehouse ready to go. Alterations - thick concrete walls, working on layouts to see if they can be adapted. This is now the preferred option. Draft HOT's have been issued from the landlord, responded with comments, main hurdle is if they are happy to consent to the alteration works. Dom / Helen to obtain costings on adaptations, and tendered prices then will forward to the Council. 2 other interested parties so time is of the essence. Other parties are also good covenants but hopeful Wolseley will be the preferred option.
- Questionable element is the showroom. Kirk Sandal unit may shut in due course - need feedback from ops. Contracts may move to Sheffield – site not big enough to house all three at around 9,000sq.ft.
- Adam / Cameron to pick up with LSH on the freehold valuation.
- Solicitors are instructed for preparing proofs of evidence etc. on the CPO side of things.
- JCS to instruct Business Doncaster to continue with search for alternative premises in light of the likelihood of the Jewson site falling away.
- JCS to confirm Wolseley set up on system to pay fee's as appropriate.
- JCS to sound out planning on trade counter use at Shaw Lane property.

Next meeting in the diary – Monday 26th February 11am. If a catch up call is required in the meantime, please let me know and I can set something up, although please note I am away from the office next week for half term.

Kind regards
Jo

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | [REDACTED] 6)
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Chipp-Smith, Jo
Sent: 26 February 2024 13:47
To: helen.holmes@wolseley.co.uk; dom.hayes@wolseley.co.uk; Cameron Paterson; Adam Rhead
Cc: Kershaw Scott; Dungworth, Chris
Subject: 2024.02.26 meeting notes - Wolseley - Doncaster Council

Good afternoon,

Further to our Teams call this morning, please find notes below. As always, please let me know if you feel I have missed anything.

Kind regards
Jo

- Progressed 22 Shaw Lane, HOT's agreed and legal instructed.
- Two options for the creation of trade counter element – one is the complete demolition of front of house and the alternative is to modify. Landlord has indicated that they would likely be happy to proceed with one option. 2 high level outline budgets at this stage, tender scope is out, 3-4 weeks to get tenders back in and then figures will be shared with the Council.
- Lease 4-6 weeks approx.. to agree, could look to commence fit out within a week or so. Difference of 6-8 weeks if full scheme demo and rebuild, which is the preferred option.
- HH to send through to the Council drawings and proposals so JCS can pick up with planning.
- Planning position needs to be established prior to signing lease. Presumably going to be use class E. JCS to make planning enquiries.
- Wolseley have not advised [REDACTED] that they are no longer looking at Jewson site, although [REDACTED]s aware the alternative property on Shaw Lane IE has gone under offer. CD can advise [REDACTED] and work to find another user.
- Looks more than likely that the contracts arm will be going to go to Sheffield as the unit is not big enough. Showroom element to be firmed up once a decision made on the alterations to be undertaken to the front of house – ideally will include some element of a bathroom showroom.
- Kirk Sandal – impact on branch will mean Wolseley won't operate both sites in the medium term. Will exit on lease expiry or sooner if a party will take the lease on. May or may not relocate staff, will if possible and if there is room. However, may result in redundancies. 4/5 members of staff.
- Kirk Sandall lease expires in 2027 – awaiting decision on what will work best for the business in terms of waiting until lease expiry or exiting earlier. Locations are close and selling the same products, will be folded into the same branch.
- Business Doncaster can have it up their sleeve to assist with finding a new tenant for the unit (either via assignment or sub-lease depending on what the lease permits etc.). DH advised that there are often a few closures on the go, but don't want to deal with this matter until staff are advised. The property matters are secondary to the staffing matters. CD reiterated that support is there as and when the times comes and could make enquiries under the radar if required.

- JCS suggested a 2 weekly call as there is now some traction with a relocation, DH queried if this would be beneficial - agreed to arrange a separate regular call with Scott Kershaw and Adam, Cameron and [REDACTED] from Wolseley to look at heads of claim that are expected to try and move things on.
- [REDACTED] is an accountant that works with Wolseley and he will capture costs and business performance etc.
- Cameron has done his freehold valuation and just needs to work though with Adam. Then this is something we can address on the separate call and look to try and agree this element.

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Chipp-Smith, Jo
Sent: 26 March 2024 10:12
To: helen.holmes@wolseley.co.uk; dom.hayes@wolseley.co.uk; Cameron Paterson; Adam Rhead
Cc: Kershaw Scott; Dungworth, Chris
Subject: 2024.03.18 and 2024.03.22 meeting notes - Wolseley - Doncaster Council

Morning all,

Apologies for the delay, but below are notes from our meeting of 18th March 2024 and 22nd March 2024 for information;

18/03: Meeting with DH, HH, AR, JCS, SK, CD

- Wolseley have prepared drawings – with Landlord for approval.
- Planning application should be in Weds / Thurs to incorporate showroom. 3 weeks to validate. Won't sign the lease until know planning approval in place.
- Around 17% of floor space is customer facing and showroom, remainder is to remain as warehousing, HH sent new plan to JCS to forward on to planners.
- Planning consultant acts for [REDACTED], [REDACTED] and Wolseley – can't understand why showroom element is being raised as an issue re; planning permission – has other examples where it isn't an issue. I advised that the Council's planning officer had requested examples on a call with the planning consultant but not aware if anything received.
- Council will work to get the planning application through the validation process asap, and although it will be tight, the 3 week consultation period will run to week of inquiry, we will do all we can to obtain a decision prior to inquiry.
- Settlement agreement – will set a date with Scott Kershaw to start looking at this. Want to discuss Rule 2 offer.
- Council offered assistance with fit out contractors, locally based.
- Schedule an update call on Friday to confirm planning application received and validated.

22/03: Meeting with DH, JCS, CP, CD

- DH confirmed planning application submitted on Wednesday 20th March
- JCS confirmed receipt and that planning officer was arranging process and validation for Wednesday / Thursday.
- DH advised things moving with the landlord of the property at Shaw Lane, albeit slowly but the agent at Savills advised that this is not a cause for concern.
- All agreed nothing further we can do for now during the publicity period.
- CD advised that planning are well aware of timescales and will be looking to act as soon as publicity period ends.

Kind regards
Jo

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



City of
Doncaster
Council



[REDACTED]

From: Rudkin, Marcus
Sent: 27 January 2022 09:28
To: 'tom.leech@wolseley.co.uk'
Subject: Wolseley Plumb & Parts Centre, Doncaster

Good Morning Tom,

I hope you are well.

Further to our telephone conversation of 22ND November regarding Doncaster Council's interest in potentially acquiring the Wolseley Plumb & Parts Centre, I just wanted to make contact with you regarding moving matters forward. As you are aware, the Council would like to progress to a position of being able to make an offer for the premises to facilitate an acquisition by agreement. As such, the Council is hoping to instruct an external agent to carry out an independent valuation of the property imminently. This valuation work is also required for the CPO which, as you are also aware, is being worked up in the background for the wider site.

I wanted therefore to advise you that we are looking to have a valuation carried out – the agent may request a site visit, are you happy for this to be accommodated and is this to be arranged through yourself?

With regard to the potential relocation of the business to alternative suitable premises, please can you provide me with further information including the size of the required, layout, location, facilities, any structural requirements and parking/loading etc and any other key considerations that need to be taken into account. Once I have this information, I will then be in a position to liaise with Business Doncaster who will be able to assist me in this process.

I would be grateful if you could confirm the position on the two points above at your earliest convenience.

If you should have any queries, please do not hesitate to contact me.

Kind regards

Marcus

Marcus Rudkin MRICS
Senior Property surveyor
Strategic Asset Management
Doncaster Council

Phone [REDACTED]
Address Floor Four, Civic Office, Waterdale, Doncaster, DN1 3BU
Email marcus.rudkin@doncaster.gov.uk
Website www.doncaster.gov.uk

From: tom.leech@wolseley.co.uk
Sent: 14 February 2022 11:47
To: Rudkin, Marcus
Cc: rcorby@lsh.co.uk
Subject: RE: Wolseley Plumb & Parts Centre, Doncaster

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hi Marcus,

I am sorry we got cut off when we spoke the other day.

It is ok for you to arrange a valuation – this can be done through myself and I will inform the local team.

In terms of a relocation there is a significant amount of business we need to protect so we will need c7k/8k sqft which will host a contract branch and showroom. Let me know if you need an further detail.

I am also cc'ing Richard Corby for awareness who is acting for us here.

Thomas Leech

Property Portfolio Manager • Wolseley UK

M: [REDACTED]

Wolseley UK • Unit 2 Kingmaker Court • Warwick Technology Park • Gallows Hill • Warwick • CV34 6DY

From: Rudkin, Marcus <Marcus.Rudkin@doncaster.gov.uk>
Sent: 27 January 2022 09:28
To: Leech, Tom [Property] - [93456 - Support Centre (K2)] <tom.leech@wolseley.co.uk>
Subject: Wolseley Plumb & Parts Centre, Doncaster

Good Morning Tom,

I hope you are well.

Further to our telephone conversation of 22ND November regarding Doncaster Council's interest in potentially acquiring the Wolseley Plumb & Parts Centre, I just wanted to make contact with you regarding moving matters forward. As you are aware, the Council would like to progress to a position of being able to make an offer for the premises to facilitate an acquisition by agreement. As such, the Council is hoping to instruct an external agent to carry out an independent valuation of the property imminently. This valuation work is also required for the CPO which, as you are also aware, is being worked up in the background for the wider site.

I wanted therefore to advise you that we are looking to have a valuation carried out – the agent may request a site visit, are you happy for this to be accommodated and is this to be arranged through yourself?

With regard to the potential relocation of the business to alternative suitable premises, please can you provide me with further information including the size of the required, layout, location, facilities, any structural requirements and parking/loading etc and any other key considerations that need to be taken into account. Once I have this information, I will then be in a position to liaise with Business Doncaster who will be able to assist me in this process.

I would be grateful if you could confirm the position on the two points above at your earliest convenience.

If you should have any queries, please do not hesitate to contact me.

Kind regards

Marcus

Marcus Rudkin MRICS
Senior Property surveyor
Strategic Asset Management
Doncaster Council

Phone [REDACTED]
Address Floor Four,Civic Office, Waterdale, Doncaster, DN1 3BU
Email marcus.rudkin@doncaster.gov.uk
Website www.doncaster.gov.uk

Transmitted by Doncaster Council. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If, you are not the intended recipient, you must not disclose, disseminate, forward, print or copy all, or part of its contents to any other person and inform me as soon as possible. Any views or opinions expressed belong solely to the author and do not necessarily represent those of Doncaster Council, Doncaster Council will not accept liability for any defamatory statements made by email communications. You should be aware that under current Data Protection law and Freedom of Information Act 2000 the contents of this e mail may have to be disclosed in response to a request. All e-mail communication containing personal/sensitive information received or sent by the Council will be processed in line with current Data Protection legislation. This footnote also confirms that this email message has been scanned for the presence of computer viruses. However no guarantees are offered on the security, content and accuracy of any e-mails and files received. Be aware that this e-mail communication may be intercepted for regulatory, quality control, or crime detection purposes unless otherwise prohibited.

Please be aware your emails may be monitored or scanned for spam. Such monitoring may be carried out outside of the European Economic Area. This e-mail is confidential and may also be privileged. Please notify us immediately if you are not the intended recipient. You should not copy it, forward it or use it for any purpose or disclose the contents to any person. If you have received this e-mail in error, please notify us as soon as possible and destroy your copy. Unless otherwise expressly stated, this e-mail is not intended to constitute a business letter, order form or other offer or invitation to you, nor does this e-mail form the basis of any contract. Contracts may not be concluded by e-mail and any contract or agreement attached is subject to contract and shall not and is not intended to create a legally binding relationship. Please note that, where applicable, Wolseley UK Conditions of Business or Wolseley UK Standard Terms of Purchase apply to all transactions - these are available at wolseley-terms.co.uk This e-mail is sent by or on behalf of Wolseley UK Limited or the relevant subsidiary undertaking of Wolseley UK Limited with which you are dealing. Wolseley UK Limited is registered in England and Wales with company number 636445 and registered office at Wolseley UK Limited, 2 Kingmaker Court, Warwick Technology Park, Gallows Hill, Warwick, CV34 6DY, United Kingdom.

From: Chipp-Smith, Jo
Sent: 26 March 2024 10:51
To: Chipp-Smith, Jo
Subject: 2022.04.21 Email Council to Wolseley

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>
Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>
Property For Sale: www.rightmove.co.uk
Property To Let: www.rightmove.co.uk
<https://wearedoncaster.co.uk/business/property-search/>



From: Rudkin, Marcus
Sent: 21 April 2022 10:29
To: tom.leech@wolseley.co.uk
Subject: RE: Wolseley Plumb & Parts Centre, Doncaster

Good morning Tom,

Hope you had a good Easter break.

Further to our recent telephone conversation in relation to the above and the Council's valuation to establish the market value of the property.

The purpose of the valuation report itself was for internal Council use only. However, as part of the Council's negotiations to acquire the property, the Council is able to offer to pay your reasonable surveyors fees for obtaining your own independent valuation. Please let me know and the fee quote for the valuation.

I look forward to hearing from you. However, in the meantime if you require any further information please let me know.

Kind regards

Marcus

From: Rudkin, Marcus
Sent: 06 April 2022 13:24

To: tom.leech@wolseley.co.uk

Subject: Wolseley Plumb & Parts Centre, Doncaster

Good afternoon Tom,

Subject to contract & without prejudice

Content removed

Kind regards

Marcus

From: tom.leech@wolseley.co.uk <tom.leech@wolseley.co.uk>

Sent: 14 February 2022 11:47

To: Marcus.Rudkin@doncaster.gov.uk

Cc: Corby Richard <RCorby@lsh.co.uk>

Subject: RE: Wolseley Plumb & Parts Centre, Doncaster

Hi Marcus,

I am sorry we got cut off when we spoke the other day.

It is ok for you to arrange a valuation – this can be done through myself and I will inform the local team.

In terms of a relocation there is a significant amount of business we need to protect so we will need c7k/8k sqft which will host a contract branch and showroom. Let me know if you need an further detail.

I am also cc'ing Richard Corby for awareness who is acting for us here.

Thomas Leech

Property Portfolio Manager • Wolseley UK

M: [REDACTED]

Wolseley UK • Unit 2 Kingmaker Court • Warwick Technology Park • Gallows Hill • Warwick • CV34 6DY

From: Rudkin, Marcus <Marcus.Rudkin@doncaster.gov.uk>

Sent: 27 January 2022 09:28

To: Leech, Tom [Property] - [93456 - Support Centre (K2)] <tom.leech@wolseley.co.uk>

Subject: Wolseley Plumb & Parts Centre, Doncaster

Good Morning Tom,

I hope you are well.

Further to our telephone conversation of 22ND November regarding Doncaster Council's interest in potentially acquiring the Wolseley Plumb & Parts Centre, I just wanted to make contact with you regarding moving matters forward. As you are aware, the Council would like to progress to a position of being able to make an offer for the premises to facilitate an acquisition by agreement. As such, the Council is hoping to instruct an external agent to carry out an independent valuation of the property imminently. This valuation work is also required for the CPO which, as you are also aware, is being worked up in the background for the wider site.

I wanted therefore to advise you that we are looking to have a valuation carried out – the agent may request a site visit, are you happy for this to be accommodated and is this to be arranged through yourself?

With regard to the potential relocation of the business to alternative suitable premises, please can you provide me with further information including the size of the required, layout, location, facilities, any structural requirements and parking/loading etc and any other key considerations that need to be taken into account. Once I have this information, I will then be in a position to liaise with Business Doncaster who will be able to assist me in this process.

I would be grateful if you could confirm the position on the two points above at your earliest convenience.

If you should have any queries, please do not hesitate to contact me.

Kind regards

Marcus

Marcus Rudkin MRICS
Senior Property surveyor
Strategic Asset Management
Doncaster Council

Phone [REDACTED]
Address Floor Four,Civic Office, Waterdale, Doncaster, DN1 3BU
Email marcus.rudkin@doncaster.gov.uk
Website www.doncaster.gov.uk

Transmitted by Doncaster Council. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If, you are not the intended recipient, you must not disclose, disseminate, forward, print or copy all, or part of its contents to any other person and inform me as soon as possible. Any views or opinions expressed belong solely to the author and do not necessarily represent those of Doncaster Council, Doncaster Council will not accept liability for any defamatory statements made by email communications. You should be aware that under current Data Protection law and Freedom of Information Act 2000 the contents of this e mail may have to be disclosed in response to a request. All e-mail communication containing personal/sensitive information received or sent by the Council will be processed in line with current Data Protection legislation. This footnote also confirms that this email message has been scanned for the presence of computer viruses. However no guarantees are offered on the security, content and accuracy of any e-mails and files received. Be aware that this e-mail communication may be intercepted for regulatory, quality control, or crime detection purposes unless otherwise prohibited.

The information in this e-mail and any attachments is confidential and may be subject to legal professional privilege. Unless you are the intended recipient you are not authorised to, and must not, read, copy, distribute, use or retain this message or any part of it. If you have received this e-mail in error, please notify the sender immediately and then permanently delete the e-mail. Thank you for your co-operation.

This footnote also confirms that this email message has been scanned by MIMECAST for the presence of computer viruses.

Your information is being collected and processed by Lambert Smith Hampton. All information will be processed in accordance with the General Data Protection Regulation. Full details of how we process your information can be found on our website www.lsh.co.uk/privacy-policy. Printed copies of our privacy notice are available on request. If you need to discuss how your information is being processed, please contact us at privacy@lsh.co.uk

Lambert Smith Hampton Group Limited's registered office is United Kingdom House, 180 Oxford Street, London, W1D 1NN. Registered in England, number 2521225

 **Please consider the environment - only print this email if absolutely necessary**

Jessica Grimes

From: Rudkin, Marcus
Sent: 18 July 2022 13:34
To: tom.leech@wolseley.co.uk
Cc: dom.hayes@wolseley.co.uk; Chipp-Smith, Joanne
Subject: RE: Wolseley Plumb and Parts Centre, Doncaster

Hi Tom,

I hope all is going well at your end. I'm just following up from my last e-mail, to see as to whether there's been any further progress at your end. I'm particularly interested to hear about progress with the new proposed unit. Last time we spoke you mentioned that this was going through the Wolseley internal approvals process and then onto legal.

As I've previously mentioned, the Council want to work with Wolseley and support you where we can. With this in mind and the Council could assist by offering the opportunity for a sale and leaseback of the property (subject to timings being acceptable to both parties and fitting in with the Doncaster Towns Deal Project timetable).

I look forward to hearing from you shortly.

Kind regards

Marcus

From: Rudkin, Marcus
Sent: 17 June 2022 11:33
To: tom.leech@wolseley.co.uk
Cc: dom.hayes@wolseley.co.uk
Subject: RE: Wolseley Doncaster

Good afternoon Tom,

Hope you're well.

Just following up from our recent TEAMS meeting. Have you managed to obtain a fee quote from your agent [REDACTED], in relation to your own independent valuation?

Just to also let you also know that the Council will be issuing Wolseley with a letter as a formality, with regard to notification of potential CPO: Regeneration of Doncaster Town Centre.

I look forward to hearing from you.

Kind regards

Marcus

From: tom.leech@wolseley.co.uk <tom.leech@wolseley.co.uk>
Sent: 09 May 2022 14:51
To: Rudkin, Marcus <Marcus.Rudkin@doncaster.gov.uk>
Cc: dom.hayes@wolseley.co.uk
Subject: Wolseley Doncaster

Hi Marcus,

Further to your email I have circulated an email invite for an update call next week.

Dom cc'd is our Property Director and will be attending with [REDACTED] and I.

Dom's email is cc'd in case you require and I am absent due to baby's arrival.

Thanks.

Thomas Leech

Property Portfolio Manager • Wolseley UK

M: [REDACTED]

Wolseley UK • Unit 2 Kingmaker Court • Warwick Technology Park • Gallows Hill • Warwick • CV34 6DY

Please be aware your emails may be monitored or scanned for spam. Such monitoring may be carried out outside of the European Economic Area. This e-mail is confidential and may also be privileged. Please notify us immediately if you are not the intended recipient. You should not copy it, forward it or use it for any purpose or disclose the contents to any person. If you have received this e-mail in error, please notify us as soon as possible and destroy your copy. Unless otherwise expressly stated, this e-mail is not intended to constitute a business letter, order form or other offer or invitation to you, nor does this e-mail form the basis of any contract. Contracts may not be concluded by e-mail and any contract or agreement attached is subject to contract and shall not and is not intended to create a legally binding relationship. Please note that, where applicable, Wolseley UK Conditions of Business or Wolseley UK Standard Terms of Purchase apply to all transactions - these are available at wolseley-terms.co.uk This e-mail is sent by or on behalf of Wolseley UK Limited or the relevant subsidiary undertaking of Wolseley UK Limited with which you are dealing. Wolseley UK Limited is registered in England and Wales with company number 636445 and registered office at Wolseley UK Limited, 2 Kingmaker Court, Warwick Technology Park, Gallows Hill, Warwick, CV34 6DY, United Kingdom.

From: Chipp-Smith, Joanne
Subject: RE: Wolseley Plumb and Parts Centre, Doncaster - Update
To: 'helen.holmes@wolseley.co.uk'
Sent: November 23, 2022 3:51 PM (UTC+00:00)

Hi Helen,

Thanks for your email – I have raised this with the project manager, and he has advised me today that he should have this information shortly from the contractor. As soon as I receive an update I will let you know, hopefully won't be waiting too much longer now.

On the compensation side of things, I wonder if we are able to start reviewing the freehold value of the site – it would be good if we could make progress on this aspect whilst the search for alternative premises continues. Have you received valuation advice on this matter, and if so, are you able to share your opinion of value for this element of your claim? If we could look to settle this part early on, it will mean there is less to deal with when things start moving on the relocation side.

I look forward to hearing from you.

Kind regards

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management |

Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel: [REDACTED]

Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: helen.holmes@wolseley.co.uk <helen.holmes@wolseley.co.uk>

Sent: 22 November 2022 10:08

To: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>

Subject: RE: Wolseley Plumb and Parts Centre, Doncaster - Update

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Hi Joanne

Following our telephone conversation I was wondering if you had heard abit more on the timescales that the council is working to?

Thanks

Kind regards, Helen

Helen Holmes

Property Portfolio Manager • Wolseley UK

M: [REDACTED]

Wolseley UK • Warwick Technology Park • 2 Kingmaker Court • Warwick • CV34 6DY

Please note my working days are Monday, Tuesday and Wednesday.

From: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>

Sent: 31 October 2022 17:33

To: Holmes, Helen [Property] - [93456 - Support Centre (K2)] <helen.holmes@wolseley.co.uk>

Subject: RE: Wolseley Plumb and Parts Centre, Doncaster - Update

Caution: This email originated outside of Wolseley.

Hi Helen,

Thanks for your email – please find my contact details below. It will be good to have a catch up with you – if you would rather a Teams meet let me know and I can send an invite.

Kind regards

Joanne

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management |

Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]

Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: helen.holmes@wolseley.co.uk <helen.holmes@wolseley.co.uk>

Sent: 26 October 2022 15:26

To: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>

Subject: RE: Wolseley Plumb and Parts Centre, Doncaster - Update

Hi Joanne

I wanted to speak to you about the redevelopment on our site – please could you provide your contact number so I can give you a call?

Thanks

Kind regards, Helen

Helen Holmes

Property Portfolio Manager • Wolseley UK

M: [REDACTED]

Wolseley UK • Warwick Technology Park • 2 Kingmaker Court • Warwick • CV34 6DY

Please note my working days are Monday, Tuesday and Wednesday.

From: Rudkin, Marcus <Marcus.Rudkin@doncaster.gov.uk>

Sent: 20 September 2022 16:06

To: Holmes, Helen [Property] - [93456 - Support Centre (K2)] <helen.holmes@wolseley.co.uk>

Cc: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>

Subject: Wolseley Plumb and Parts Centre, Doncaster - Update

Caution: This email originated outside of Wolseley.

Good afternoon Helen,

I hope you are well. I just wanted to e-mail you to see if there has been any progress update with regard to identifying any suitable alternative property?

I also wanted to let you know that I will be leaving Doncaster Council at the end of September and my colleague Joanne Chipp-Smith, Principal Estates Surveyor (copied into this e-mail) will be picking up this matter going forward.

Thank you for your continued support.

Kind regards,

Marcus

From: Rudkin, Marcus

Sent: 18 August 2022 10:49

To: helen.holmes@wolseley.co.uk; Banks, Adrian <Adrian.Banks@doncaster.gov.uk>

Subject: RE: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

Hi Helen,

Likewise and thank you for your continued support.

My colleague from Business Doncaster is Adrian Banks, Investment Officer, tel: [REDACTED] Email:

Adrian.Banks@doncaster.gov.uk

Adrian supported your agent from LSH in the original property search. I will speak with Adrian directly and ask that he makes contact with you to discuss requirements etc.

Kind regards

Marcus

From: helen.holmes@wolseley.co.uk <helen.holmes@wolseley.co.uk>

Sent: 15 August 2022 16:09

To: Rudkin, Marcus <Marcus.Rudkin@doncaster.gov.uk>

Cc: Rhodes, Simon <Simon.Rhodes@doncaster.gov.uk>

Subject: RE: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

Hi Marcus

Thanks for calling earlier – nice to speak to you.

Happy to agree to the non – intrusive surveys detailed below, if you let me know the dates/times of them I'll then inform the Branch Manager to arrange access etc.

Regarding any plans/drawings etc. I'm chasing those up, I cant see anything in our property files but there may be some with the Facilities team.

If you could put me in touch with the contact at the council to potentially help our relocation that would be fantastic.

Thanks

Kind regards, Helen

Helen Holmes

Property Portfolio Manager • Wolseley UK

M: [REDACTED]

Wolseley UK • Warwick Technology Park • 2 Kingmaker Court • Warwick • CV34 6DY

From: Rudkin, Marcus <Marcus.Rudkin@doncaster.gov.uk>

Sent: 05 August 2022 12:25

To: Holmes, Helen [Property] - [93456 - Support Centre (K2)] <helen.holmes@wolseley.co.uk>

Cc: Rhodes, Simon <Simon.Rhodes@doncaster.gov.uk>

Subject: Wolseley Plumb and Parts Centre, Doncaster - Required Access for Surveys

You don't often get email from marcus.rudkin@doncaster.gov.uk. [Learn why this is important](#)

Caution: This email originated outside of Wolseley.

Hi Helen,

Further to my last e-mail in relation to the above.

As part of the proposed redevelopment of the site, the Council's developer partner Willmott Dixon would like to gain access to the property, in order to undertake non-intrusive surveys – as detailed in the e-mail below.

Please can you therefore confirm that you are in agreement for these surveys to be undertaken and for me to provide Willmott Dixon with your contact details, in order for them to arrange suitable times and dates for access to undertake the surveys.

Once I have your approval, I will then ask Willmott Dixon to contact you directly.

Please can you also continue CC my colleague Simon Rhodes into your e-mail response.

I look forward to hearing from you and thank you for your cooperation.

Kind regards

Marcus

From: [REDACTED] <[\[REDACTED\]@willmott Dixon.co.uk](mailto:[REDACTED]@willmott Dixon.co.uk)>

Sent: 05 August 2022 11:19

To: Rhodes, Simon <Simon.Rhodes@doncaster.gov.uk>

Cc: [REDACTED] <[\[REDACTED\]@willmott Dixon.co.uk](mailto:[REDACTED]@willmott Dixon.co.uk)>; [REDACTED] <[\[REDACTED\]@willmott Dixon.co.uk](mailto:[REDACTED]@willmott Dixon.co.uk)>

Subject: DGW1 - Surveys & Access

Good Morning Simon

Further to recent discussions I've been procuring new surveys on the site and in buildings as the attached survey schedule.

I also have proposals for the following surveys –

Services Subscans and Drainage CCTV

- Please see the attached RAMS including drawings of the proposals with traffic management that has been agreed with Doncaster Council by our SCP Murphy Geospatial
- This work is programmed to start on Monday 22nd August (subject to agreement on access, license etc)
- We are proposing that the work will take place overnight to reduce disruption etc
- The work will involve spray painting existing roads, footpaths, parking etc with coloured lines that help the survey process but these will fade in time.
- The survey team will need unrestricted access around the site but not into buildings
- Please note that the RAMS are yet to be signed off by ourselves

Asbestos Management Surveys

- Our SCP Lucion propose these to start on Monday 15th August for 6 working days
- Lucion will require unrestricted access inside all buildings and to all areas in each building
- All subject to current building owners/tenants permission
- The work is visual inspection only with no intrusive works

Clearly these works require permission from the current building owners/tenants and whilst they do not involve intrusive works they will to a certain extent be disruptive. Can you please advise how we should make contact to instigate arrangements. Please note that whilst I've indicated a start date that this is subject to agreement with all parties.

Phase 2 SI

- I'm also working on procuring this work on the site and will involve intrusive works including bore holes, trail pits, samples etc
- This is much more disruptive and I assume will require particular permission from the exiting building owners/tenants
- Once I have a full proposal for this I can share more detail
- In the meantime if we are able to make contact as with the above surveys we can then instigate discussions

I trust that this makes sense but I'm happy to discuss over a Teams Call if required.

Kind regards

Willmott Dixon Construction Limited

Unit 12, Cliffe Park, Bruntcliffe Road, Morley
Leeds, LS27 0RY

T: [REDACTED]

M: [REDACTED]



Our purpose is to deliver brilliant buildings, transform lives, strengthen communities and enhance the environment so our world is fit for future generations.



Please be aware your emails may be monitored or scanned for spam. Such monitoring may be carried out outside of the European Economic Area. This e-mail is confidential and may also be privileged. Please notify us immediately if you are not the intended recipient. You should not copy it, forward it or use it for any purpose or disclose the contents to any person. If you have received this e-mail in error, please notify us as soon as possible and destroy your copy. Unless otherwise expressly stated, this e-mail is not intended to constitute a business letter, order form or other offer or invitation to you, nor does this e-mail form the basis of any contract. Contracts may not be concluded by e-mail and any contract or agreement attached is subject to contract and shall not and is not intended to

create a legally binding relationship. Please note that, where applicable, Wolseley UK Conditions of Business or Wolseley UK Standard Terms of Purchase apply to all transactions - these are available at wolseley-terms.co.uk
This e-mail is sent by or on behalf of Wolseley UK Limited or the relevant subsidiary undertaking of Wolseley UK Limited with which you are dealing. Wolseley UK Limited is registered in England and Wales with company number 636445 and registered office at Wolseley UK Limited, 2 Kingmaker Court, Warwick Technology Park, Gallows Hill, Warwick, CV34 6DY, United Kingdom.

21 December 2023

Wolseley UK Limited
 c/o Cameron Paterson
 Gerald Eve LLP
 One Fitzroy
 6 Mortimer Street
 London
 W1T 3JJ

Lambert Smith Hampton
 4th Floor
 Windmill Green
 24 Mount Street
 Manchester
 M2 3NN

**SUBJECT TO CONTRACT
 SUBJECT TO THE CITY OF
 DONCASTER COUNCIL
 GOVERNANCE APPROVAL**

Dear Sir/Madam,

Wolseley Plumb Centre- West Street, Doncaster, DN1 3AA

As you will be aware, The City of Doncaster Council (“the Council”) has identified Doncaster Train Station as an area for regeneration. The above property outlined in red on the attached Land Registry plan is located within this development area. The attached plan can be found in Appendix 1.

Lambert Smith Hampton has been appointed to advise the Council on a range of land assembly matters, which includes the valuation and negotiation of terms for a possible voluntary acquisition of your property. With reference to this, we have been instructed by the Council to make you a formal offer to buy your freehold interest, subject to contract.

We are prepared to recommend the Council to purchase your property for the sum of **£723,750** (Seven Hundred and Twenty Three Thousand Seven Hundred and Fifty Pounds). This offer is summarised in the table immediately below, and includes an amount for Statutory loss in accordance with the Compensation Code:

Heads of Claim	Amount
Market Value (MV)	£650,000
Basic Loss (7.5% of MV)	£48,750
Occupiers Loss	£25,000
Total	£723,750

The Council will also pay your reasonable professional costs if you wish to proceed with a sale. This may include surveyors and legal costs. In addition, under the code, you will also be entitled to make a claim under Rule 6, s5 Land Compensation Act 1961 and the Council acknowledges that these disturbance costs will be submitted, with all relevant backing documents once they are incurred.

This offer is made subject to contract and subject to the City of Doncaster Council’s Governance Approval. The offer is subject to your agreement to the following conditions:

- Satisfactory conclusion of a building condition survey, which will be funded by the Council. It may also be subject to further surveys as required. Depending upon the outcome of the building

condition survey and any follow-up surveys, our offer may need to be revised. If this is the case, you will be given more time to decide whether you wish to accept the revised offer.

- Legal and Title Due Diligence
- Vacant possession is provided upon completion of the sale.
- The Vendor will withdraw any existing objection to the proposed scheme.

What happens next:

If you decide to sell your property to the Council by Agreement:

If you wish to go ahead with the sale of your property, subject to the conditions outlined above, please send LSH a copy of this letter with your signature (where indicated at the bottom of this letter) to formally accept the offer. The Council will be advised and will arrange for a building condition survey to be undertaken at your convenience, and you will be advised of any change to this offer if required.

You will need to instruct a solicitor to act for you in the conveyancing process. As previously mentioned, the Council agree to pay your reasonable legal costs in this matter. You will be asked to confirm the contact details of your solicitor, including their name and address, telephone number and email address etc.

We will explain the acquisition arrangements to you upon receiving confirmation of acceptance of the offer and will in due course instruct the Council's Legal Team to prepare the transfer documentation for onward transmission to your nominated Solicitor. The completion of the sale will take place within the six-month window starting on the date this offer is made (the date of this letter) unless an alternative date has been agreed with the Council.

If we do not hear from you or you do not wish to accept the offer:

If you do not wish to accept the above offer, you are under no pressure to do so. In the event that a signed letter confirming your acceptance is not returned within two months from the date of this letter, the offer will expire and be withdrawn.

Meanwhile, if you have any questions, do please get in touch with Simon Bachelor on [REDACTED], or email SBachelor@lsh.co.uk, or write to us at the address above.

Yours sincerely



**Simon Bachelor BSc (Hons) MRICS
Head of Infrastructure Compulsory Purchase**

Declaration

I agree to the offer terms set out above and would like to proceed with the sale of my property to The City of Doncaster Council.

Signed _____

Name:

Date _____

Appendix 1



Jessica Grimes

From: Chipp-Smith, Jo
Sent: 26 March 2024 18:46
To: Chipp-Smith, Jo
Subject: 2024.03.05 Doncaster Council to Wolseley POE/JCS/37
Attachments: Letter Dated 21.12.2023 FAO Gerald Eve - Wolseley Plumb Centre.pdf

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Chipp-Smith, Jo
Sent: 05 March 2024 17:07
To: helen.holmes@wolseley.co.uk; dom.hayes@wolseley.co.uk
Cc: Adam Rhead <ARhead@geraldeve.com>; Cameron Paterson <CPaterson@geraldeve.com>; Kershaw Scott <SKershaw@lsh.co.uk>
Subject: Wolseley - Doncaster Council

Subject to contract

Good afternoon Helen, Dom,

I hope you are both well.

I'm just following up on the request for a planning decision notice for Unit 22 Shaw Lane IE – I made enquiries with planning and they advised that there is one application held in archives relating to this property. I went over there first thing today to obtain this and it is in relation to a single storey link extension between existing units. I can send you a copy of this when I am in the office tomorrow with access to a scanner, but I suspect this isn't what you were after?

I thought now might be a good opportunity to summarise the current position on all aspects relating to Wolseley in light of the proposed CPO. I am hoping that this will clearly set out the Council's commitments and also identify any remaining matters requiring further attention or clarification.

1. Relocation property;

- Unit 22 Shaw Lane Industrial Estate has been identified as a suitable alternative site in the circumstances.
- My understanding is that Wolseley feel the new unit is not large enough to accommodate all the business currently offered at the existing premises and final decisions on the offer at Shaw Lane are to be firmed up once agreement to one of the two options for alterations is confirmed.
- There will be an impact on the Kirk Sandall site, and again discussions are ongoing about how to best manage this for the business.
- Planning permission for the trade counter use will be required. Planning colleagues have advised that;
 - *The proposed site at Shaw Lane IE is allocated as Employment Policy Area, the overall warehouse use is already in place at this unit. However in order to create a trade counter, there will be a requirement to apply for planning permission.*
 - *Policy 4 of the Doncaster Local Plan outlines that other uses can be supported within Employment Policy Areas provided they are of a specialist use appropriate for the site, which in my opinion this would be.*
 - *Policy 22 of the Doncaster Local Plan outlines that other uses can be justified in out of town such as trade centre counters.*
 - *Therefore, it is likely that the Local Planning Authority would be supportive of an application at this site to allow a trade counter use within the existing warehouse. This site is even more beneficial as it appears to have a good level of parking for customers as well as staff.*
 - *The planning application process for this site would be around 8 weeks, as the site area is under 1000sqm so is therefore not a major development. The planning application forms and information required, can all be found the via planning portal website.*
- The response from planning is favourable, but the timescales may be a push to conclude before Inquiry, although I have been advised that it may be possible for a case to go through in 5-6 weeks where no objections are received.
- The Council remain available and willing to support Wolseley in its relocation wherever it can be of assistance.

2. Compensation:

- The Council commit to acquiring the freehold interest of the existing site at the freehold value offered on 21st December 2023. To recap, this includes the following;
 - Market Value £650,000
 - Basic Loss Payment £48,750
 - Occupiers Loss Payment £25,000

I confirm that the Council remain willing to paying Wolseley £723,750 for the existing site as set out in the attached formal offer letter, disregarding the fact that the two month period for acceptance has passed.

- The Council acknowledges that a disturbance claim formulated under Rule 6, s5 Land Compensation Act 1961 will be submitted, with all relevant backing documents once incurred. Whilst the scope of Rule 6 won't be fully known yet, we can look to work on a schedule of costs / items in principle. All reasonable and commensurate Rule 6 disturbance costs will be reimbursed.
- There are items that remain unknown but the above figure can be taken as a commitment from the Council on the minimum compensation you will receive.
- The Council agree to paying Wolseley's reasonable professional costs which may include both legal and surveying costs incurred in this transaction.

3. Timescales:

- In order to offer a degree of certainty with your business and relocation planning, do you have a date in mind that Wolseley would request that the Council do not require the property before? If you do, please share this with me and I will consult with the Project Manager to see what we can do to offer some comfort on this point.

I hope the detail above sets out clearly the Council's position and intentions in relation to this matter.

Notwithstanding the above, Wolseley's objection to the CPO remains in place. There are undoubtedly real financial and practical benefits to agreeing this matter in advance of a public inquiry for both parties. As such, and in the spirit of trying to reach an amicable resolution at the earliest opportunity, I would welcome your thoughts in relation to the commitments made above, and any outstanding matters that may be preventing you from being willing to continue working with the Council to conclude matters outside of a public inquiry.

If there are any matters you require further clarification or support on, please let me know and I will endeavour to assist at the earliest opportunity.

I look forward to hearing from you once you have had the chance to consider the content of my email above.

Kind regards

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management |

Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]

Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>





**Doncaster
Council**

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

Contact: David Stimpson
Tel: [REDACTED]
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,

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', with a small flourish at the end.

David Stimpson
Head of Service - Property



**Doncaster
Council**

Private & Confidential

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

Contact: Joanne Chipp-Smith
Tel: [REDACTED]
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

Civic Office
Waterdale, Doncaster, South Yorkshire DN1 3BU



Doncaster Council

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

Contact: Joanne Chipp-Smith
Tel: [REDACTED]
E-Mail: Joanne.Chipp-Smith@doncaster.gov.uk
Website: www.doncaster.gov.uk
Our Ref:
Your Ref:
Date: 09th September 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 two letters, one from my colleague David Stimpson dated 24th June and the other from myself dated 12th July (copies attached for ease of reference).

I note that as yet, I have not received a response to either letter as requested and I'm therefore reaching out again to invite you to contact me as a matter of priority to discuss the content of previous correspondence.

I would be grateful if you would contact me as soon as possible to arrange a mutually convenient time to discuss matters. Please do not ignore this letter – it is important for both parties that we arrange a time to discuss matters with you at the earliest opportunity.

I look forward to hearing from you.

Yours Faithfully

Joanne Chipp-Smith
Principal Surveyor
Strategic Asset Management

Jessica Grimes

From: Chipp-Smith, Joanne
Sent: 30 September 2022 14:56
To: Andrew Skorupka
Subject: Unit 4 Trafford Court, Doncaster

Hi Andrew,

Thank you for your time this afternoon, it was good to meet and discuss the scheme and your business currently operating out of Trafford Court.

As discussed, this is just a quick email to summarise what we have discussed for when we pick matters up again in the new year;

- You are aware of the proposed regeneration of the station area therefore we didn't need to discuss this in too much detail, other than to advise that as things stand at the moment, the scheme has a potential site start date of early 2024.
- A CPO is being drawn up in the background to ensure all interests within the scheme boundary can be acquired, although we are looking to acquire all interests by agreement and negotiation.
- Whilst there isn't a need to rush a property search, we are looking to engage with all affected parties early on to establish their property requirements so that a search for suitable alternative property can begin at an early stage.
- Business Doncaster will be passed your premises requirements to assist with a search for suitable alternative premises – they have good links with local agents and private landlords within Doncaster. There is however still a duty on dispossessed tenants to act reasonably to mitigate their losses.
- I understand that your business has been in occupation in Trafford Court for around 20 years, with your current lease expiring in September 2024. A new 10 year lease with a 5 year break has already been offered to you and you would have been happy to remain in your current location for the foreseeable future.
- However, due to a potential sale of the business to an investment company, you have chosen not to commit to a new lease at this stage. You are anticipating having a new sales/commercial director on board in the new year and the property search and relocation will be more their domain given they will be moving the business forward in the future.
- As such, it has been agreed that we will re-establish contact in the early new year to confirm details and commence the alternative premises search.
- In terms of your current leasehold interest, you feel the location is ideal for a recruitment business given the location next to the train station and proximity to the town centre – a good location for people to easily be able to access the offices to register. Current space (2,261sq.ft) is adequate and provides office space for around 12 staff. You have 10 parking spaces at Trafford Court.
- Compensation for business disturbance will be payable, and your reasonable legal/surveyors fees incurred in formulating a claim will be payable as part of the compensation package. The principle for compensation is equivalence, and we will look to work with you to put you in an equivalent position as far as possible.

If you feel I have missed anything, please let me know. Otherwise, I look forward to progressing matters with you in a couple of months,

If you should have any queries in the meantime, please do not hesitate to contact me.

Kind regards
Joanne

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management |
Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



Jessica Grimes

From: Chipp-Smith, Jo
Sent: 26 March 2024 18:55
To: Chipp-Smith, Jo
Subject: 2022.12.16 Council - Taskmaster POE/JCS/43
Attachments: Frenchgate Offices Brochure.pdf; Office search Trafford Court #1.pdf

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Chipp-Smith, Joanne
Sent: 16 December 2022 14:15
To: Andrew Skorupka <askorupka@tmrec.com>
Subject: Taskmaster at Trafford Court

Good afternoon Andrew,

I refer to previous correspondence in respect of the above.

As discussed, Doncaster Council has enlisted the assistance of its Business Doncaster team to assist with the search for suitable alternative premises in light of our intention to acquire Trafford Court. To assist us in these early days of looking for alternative accommodation, I would be grateful if you could provide feedback on any of the properties attached – all properties were on Business Doncaster’s database as at 28th November, filtered to properties over 2,000sq.ft. In particular, I wondered if Frenchgate offices may be the type of accommodation that would be suitable for you. Your initial feedback would be welcomed at this stage to assist us in helping you look at alternative accommodation.

I appreciate that at the moment you are in a direct contract with the landlord and therefore at this stage, all we can do is gather information on what may be suitable for you once we are in a position to move things forward at a faster pace.

I would welcome your comments on the attached in due course, and best wishes for Christmas and the new year.

Kind regards

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management |

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



Jessica Grimes

From: Chipp-Smith, Jo
Sent: 26 March 2024 18:57
To: Chipp-Smith, Jo
Subject: 2023.02.13 Taskmaster - Council POE/JCS/44

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel: [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>
Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>
Property For Sale: www.rightmove.co.uk
Property To Let: www.rightmove.co.uk
<https://wearedoncaster.co.uk/business/property-search/>



From: Andrew Skorupka <askorupka@tmrec.com>
Sent: 13 February 2023 14:10
To: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>
Subject: RE: Taskmaster at Trafford Court

Caution! This message was sent from outside your organization.

[Allow sender](#)

Hi Joanne,

Thank you for re-sending the property details.

As my requirements have been reduced to office space in the region of 800 to 1,200 square feet, the options which you sent would no longer be in the required range.

I look forward to hearing from you relating to alternative locations as these become available.

Regards

Andrew Skorupka
Managing Director
Taskmaster Resources Ltd
Tel: [REDACTED]
Fax: [REDACTED]
Visit: <http://www.tmrec.com>
Visit: <http://www.tmresourcing.com>



This e-mail and any attachments are confidential and may also be privileged. If you are not the named recipient, please notify the sender immediately, and do not disclose the contents to another person, use it for any purpose, or store, or copy the information in any medium. Please also destroy and delete the message from your computer.

Taskmaster Resources is a limited company registered in England and Wales, registered number 03289148, registered office at 8 Leodis Court, David Street, Leeds, LS11 5JJ.

Where applicable, the processing and use by us of your personal information is in accordance with our Privacy Notice which is located on our website;
www.tmrec.com/terms/privacy-policy

Save a tree - Please consider the environment before printing this e-mail

From: Chipp-Smith, Joanne [<mailto:Joanne.Chipp-Smith@doncaster.gov.uk>]
Sent: 16 December 2022 2:15 PM
To: Andrew Skorupka <askorupka@tmrec.com>
Subject: Taskmaster at Trafford Court

Good afternoon Andrew,

I refer to previous correspondence in respect of the above.

As discussed, Doncaster Council has enlisted the assistance of its Business Doncaster team to assist with the search for suitable alternative premises in light of our intention to acquire Trafford Court. To assist us in these early days of looking for alternative accommodation, I would be grateful if you could provide feedback on any of the properties attached – all properties were on Business Doncaster’s database as at 28th November, filtered to properties over 2,000sq.ft. In particular, I wondered if Frenchgate offices may be the type of accommodation that would be suitable for you. Your initial feedback would be welcomed at this stage to assist us in helping you look at alternative accommodation.

I appreciate that at the moment you are in a direct contract with the landlord and therefore at this stage, all we can do is gather information on what may be suitable for you once we are in a position to move things forward at a faster pace.

I would welcome your comments on the attached in due course, and best wishes for Christmas and the new year.

Kind regards

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>
Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>
Property For Sale: www.rightmove.co.uk
Property To Let: www.rightmove.co.uk
<https://wearedoncaster.co.uk/business/property-search/>

We've got Doncaster City

 **City Status
For Doncaster**

 **2022**
 **Team Doncaster**

www.doncaster.gov.uk/citystatus



Jessica Grimes

From: Chipp-Smith, Jo
Sent: 26 March 2024 19:01
To: Chipp-Smith, Jo
Subject: POE/JCS/45 + 46?
Attachments: Task Master_Trafford Court office search.pdf

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Banks, Adrian <Adrian.Banks@doncaster.gov.uk>
Sent: 01 March 2023 13:09
To: Andrew Skorupka <askorupka@tmrec.com>; Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>
Cc: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>
Subject: RE: Taskmaster at Trafford Court

Hi Andrew

I was hoping Chris (Cc'd in) & I could meet you to discuss your requirements in more detail to get a direct understanding of your needs.

I have attached a report with properties in the City Centre of around 1,000 Sq Ft I have also added properties below as web links that are slightly bigger but may be of interest.

[73-79-st-sepulchre-gate-19688.pdf \(pph-commercial.co.uk\)](#)

[50-51-high-street-19434.pdf \(pph-commercial.co.uk\)](#)

[18-scot-lane-18564.pdf \(pph-commercial.co.uk\)](#)+

Please send some dates over you are free to discuss further.

Thank you

Kind regards

Adey



From: Andrew Skorupka <askorupka@tmrec.com>
Sent: 27 January 2023 14:27
To: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>
Subject: Taskmaster at Trafford Court

Caution! This message was sent from outside your organization.

[Allow sender](#)

Hello Joanne,

Apologies for the delay in responding to your email of 16.02.2022. Alternative premises search. Could you please send me your email again as the original has been deleted from my outlook records. Also could you please alter your search parameters to include all office premises from 1,000 square feet (as opposed to over 2,000 sq.ft.).

Thank you in anticipation.

Regards

Andrew Skorupka
Managing Director
Taskmaster Resources Ltd
Tel: [REDACTED]
Fax: [REDACTED]
Visit: <http://www.tmrec.com>
Visit: <http://www.tmresourcing.com>



This e-mail and any attachments are confidential and may also be privileged. If you are not the named recipient, please notify the sender immediately, and do not disclose the contents to another person, use it for any purpose, or store, or copy the information in any medium. Please also destroy and delete the message from your computer.

Taskmaster Resources is a limited company registered in England and Wales, registered number 03289148, registered office at 8 Leodis Court, David Street, Leeds, LS11 5JJ.

Where applicable, the processing and use by us of your personal information is in accordance with our Privacy Notice which is located on our website;
www.tmrec.com/terms/privacy-policy

Save a tree - Please consider the environment before printing this e-mail

Jessica Grimes

From: Chipp-Smith, Jo
Sent: 27 March 2024 14:20
To: Chipp-Smith, Jo
Subject: POE/JCS/46A

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel: [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Andrew Skorupka <askorupka@tmrec.com>
Sent: 27 January 2023 14:27
To: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>
Subject: Taskmaster at Trafford Court

Caution! This message was sent from outside your organization.

[Allow sender](#)

Hello Joanne,

Apologies for the delay in responding to your email of 16.02.2022. Alternative premises search. Could you please send me your email again as the original has been deleted from my outlook records. Also could you please alter your search parameters to include all office premises from 1,000 square feet (as opposed to over 2,000 sq.ft.).

Thank you in anticipation.

Regards

Andrew Skorupka
Managing Director
Taskmaster Resources Ltd
Tel: [REDACTED]
Fax: [REDACTED]
Visit: <http://www.tmrec.com>

Visit: <http://www.tmresourcing.com>



This e-mail and any attachments are confidential and may also be privileged. If you are not the named recipient, please notify the sender immediately, and do not disclose the contents to another person, use it for any purpose, or store, or copy the information in any medium. Please also destroy and delete the message from your computer.

Taskmaster Resources is a limited company registered in England and Wales, registered number 03289148, registered office at 8 Leodis Court, David Street, Leeds, LS11 5JJ.

Where applicable, the processing and use by us of your personal information is in accordance with our Privacy Notice which is located on our website;
www.tmrec.com/terms/privacy-policy

Save a tree - Please consider the environment before printing this e-mail

Jessica Grimes

From: Chipp-Smith, Jo
Sent: 26 March 2024 19:03
To: Chipp-Smith, Jo
Subject: POE/JCS/48

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management |
Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Andrew Skorupka <askorupka@tmrec.com>
Sent: 11 March 2023 01:12
To: Banks, Adrian <Adrian.Banks@doncaster.gov.uk>
Cc: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>
Subject: RE: Taskmaster at Trafford Court

Caution! This message was sent from outside your organization.

[Allow sender](#)

Hi Adrian,

Thank you for the property information – central Doncaster.
My apologies for the delay in replying.

The three properties featured within your letter are far too large for our requirements and have a strong retail bias.. However the attachment (brochure) contained some interesting options although I would point out that we are seeking office, not retail premises.

20 – 22 Frenchgate would represent a reasonably close match.

Before looking more seriously at the prospect of moving from Trafford Court I really could do with a more clear indication of the relevant time scale (urgency) and an indication of whatever financial assistance you may look to provide.

Our existing Trafford Court lease runs to September 2024. I need to justify a reason to bring forward all the upheaval and inconvenience (business interruption etc.) associated with an office re-location.

I look forward to hearing from you.

Regards

Andrew Skorupka
Managing Director
Taskmaster Resources Ltd
Tel: [REDACTED]
Fax: [REDACTED]
Visit: <http://www.tmrec.com>
Visit: <http://www.tmresourcing.com>



This e-mail and any attachments are confidential and may also be privileged. If you are not the named recipient, please notify the sender immediately, and do not disclose the contents to another person, use it for any purpose, or store, or copy the information in any medium. Please also destroy and delete the message from your computer.

Taskmaster Resources is a limited company registered in England and Wales, registered number 03289148, registered office at 8 Leodis Court, David Street, Leeds, LS11 5JJ.

Where applicable, the processing and use by us of your personal information is in accordance with our Privacy Notice which is located on our website;
www.tmrec.com/terms/privacy-policy

Save a tree - Please consider the environment before printing this e-mail

From: Banks, Adrian [<mailto:Adrian.Banks@doncaster.gov.uk>]
Sent: 01 March 2023 1:09 PM
To: Andrew Skorupka <askorupka@tmrec.com>; Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>
Cc: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>
Subject: RE: Taskmaster at Trafford Court

Hi Andrew

I was hoping Chris (Cc'd in) & I could meet you to discuss your requirements in more detail to get a direct understanding of your needs.

I have attached a report with properties in the City Centre of around 1,000 Sq Ft I have also added properties below as web links that are slightly bigger but may be of interest.

[73-79-st-sepulchre-gate-19688.pdf \(pph-commercial.co.uk\)](#)
[50-51-high-street-19434.pdf \(pph-commercial.co.uk\)](#)
[18-scot-lane-18564.pdf \(pph-commercial.co.uk\)](#)+

Please send some dates over you are free to discuss further.

Thank you

Kind regards

Adey

Adrian Banks
Investment Officer (Retail)
Regeneration and Environment

Doncaster Council

Mobile: [REDACTED]

Phone: [REDACTED]

Address: Civic Office, Waterdale, Doncaster, South Yorkshire, DN1 3BU

E- mail: Adrian.Banks@doncaster.gov.uk

Website: www.wearedoncaster.gov.uk

Your consent/renewed consent must be given in order to receive our ebulletins from 25 May 2018: [Join our new mailing list here](#)



WHATEVER YOUR BUSINESS
WE'RE HERE TO HELP

This message is private and confidential; please ensure it is treated as such. If you are not the intended recipient of this message, please delete it from your system and notify the sender as soon as possible.

Please consider the environment before printing this email

Follow MyDoncaster on Twitter and Facebook for the latest news

From: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>

Sent: 10 February 2023 13:54

To: Andrew Skorupka <askorupka@tmrec.com>

Cc: Banks, Adrian <Adrian.Banks@doncaster.gov.uk>

Subject: RE: Taskmaster at Trafford Court

Good afternoon Andrew,

Thank you for your email and I apologise for the delay in responding.

Please find attached a copy of the email referred to. I have asked for an updated search to be carried out and as soon as this is available I will forward this on to you.

Adey – please note amended requirement for space over 1,000sq.ft rather than 2,000sq.ft for Taskmaster.

Kind regards

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management |

Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]

Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Andrew Skorupka <askorupka@tmrec.com>
Sent: 27 January 2023 14:27
To: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>
Subject: Taskmaster at Trafford Court

Hello Joanne,

Apologies for the delay in responding to your email of 16.02.2022. Alternative premises search. Could you please send me your email again as the original has been deleted from my outlook records. Also could you please alter your search parameters to include all office premises from 1,000 square feet (as opposed to over 2,000 sq.ft.).

Thank you in anticipation.

Regards

Andrew Skorupka
Managing Director
Taskmaster Resources Ltd
Tel: [REDACTED]
Fax: [REDACTED]
Visit: <http://www.tmrec.com>
Visit: <http://www.tmresourcing.com>



This e-mail and any attachments are confidential and may also be privileged. If you are not the named recipient, please notify the sender immediately, and do not disclose the contents to another person, use it for any purpose, or store, or copy the information in any medium. Please also destroy and delete the message from your computer.

Taskmaster Resources is a limited company registered in England and Wales, registered number 03289148, registered office at 8 Leodis Court, David Street, Leeds, LS11 5JJ.

Where applicable, the processing and use by us of your personal information is in accordance with our Privacy Notice which is located on our website;
www.tmrec.com/terms/privacy-policy

Save a tree - Please consider the environment before printing this e-mail

Jessica Grimes

From: Chipp-Smith, Jo
Sent: 26 March 2024 19:05
To: Chipp-Smith, Jo
Subject: POE/JCS/49

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel: [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Andrew Skorupka <askorupka@tmrec.com>
Sent: 13 June 2023 20:55
To: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>
Cc: [REDACTED] <[\[REDACTED\]@IrwinMitchell.com](mailto:[REDACTED]@IrwinMitchell.com)>
Subject: RE: 4 Trafford Court, Doncaster [IM-Active.FID3614097]

Caution! This message was sent from outside your organization.

[Allow sender](#)

Hi Joanne,

Thank you for clearing up the position concerning ongoing payments of rent and the reference to 'contracts'. As for the parking, I believe that with the spaces covered within the main lease (7) and the additional five taken on a separate lease we have adequate without these extra two highlighted on the plan.

Regards

Andrew Skorupka
Managing Director
Taskmaster Resources Ltd
Tel: [REDACTED]
Fax: [REDACTED]
Visit: <http://www.tmrec.com>
Visit: <http://www.tmresourcing.com>



This e-mail and any attachments are confidential and may also be privileged. If you are not the named recipient, please notify the sender immediately, and do not disclose the contents to another person, use it for any purpose, or store, or copy the information in any medium. Please also destroy and delete the message from your computer.

Taskmaster Resources is a limited company registered in England and Wales, registered number 03289148, registered office at 8 Leodis Court, David Street, Leeds, LS11 5JJ.

Where applicable, the processing and use by us of your personal information is in accordance with our Privacy Notice which is located on our website;
www.tmrec.com/terms/privacy-policy

Save a tree - Please consider the environment before printing this e-mail

From: Chipp-Smith, Joanne [<mailto:Joanne.Chipp-Smith@doncaster.gov.uk>]
Sent: 13 June 2023 6:59 PM
To: [REDACTED] <[\[REDACTED\]@IrwinMitchell.com](mailto:[REDACTED]@IrwinMitchell.com)>
Cc: Andrew Skorupka <askorupka@tmrec.com>
Subject: RE: 4 Trafford Court, Doncaster [IM-Active.FID3614097]

Good afternoon [REDACTED], Andrew,

Thank you both for your emails.

The contracts referred to are simply 'contracts' which are set up on our invoicing system – we set up a one off invoice or a contract for recurring invoices. They are not new occupational contracts and the occupation of Unit 4 remains governed by the lease dated 24.06.14.

The lease refers to a Car Park Rent which is £1,200pa and relates to the occupation of two spaces edged green. The right to use these spaces is subject to payment of the car park rent. I have pasted below the definition and plan which I hope helps to clarify the matter. The car parking plan I have received from the previous landlord identifies these spaces as still being used by Taskmaster, please can you confirm?

If you should have any further queries, please do not hesitate to contact me.

Kind regards
Joanne



Car Park Rent

(England and Wales) Order 2003

means the sum of twelve hundred pounds (£1,200) per annum in respect of the use of the 2 parking spaces referred to in paragraph 4 of Schedule 3 and the rent ascertained under provisions of Schedule 4 as being the car park

J:\CASES\D1996\00000038\16577583.DOCX\Lease – 16 04 14 clean

for the time being payable under clause 3.2 of Lease

Common Parts

the service yard roads parking areas walkways

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management |

Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]

Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



City of
Doncaster
Council



From: [REDACTED] <[\[REDACTED\]@IrwinMitchell.com](mailto:[REDACTED]@IrwinMitchell.com)>
Sent: 12 June 2023 19:43
To: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>
Cc: Andrew Skorupka <askorupka@tmrec.com>
Subject: FW: 4 Trafford Court, Doncaster [IM-Active.FID3614097]

Dear Joanne

As you know, I am advising Andrew on this matter. Just to clarify Andrew's email below, please could you confirm that the 'contracts' you refer to do not amount to a new agreement between the Council, as landlord, and Taskmaster Resources Limited and that Taskmaster's occupation of Unit 4 will remain governed by the current lease dated 24 June 2014?

Kind regards

[REDACTED]

DDI: [REDACTED]
Mobile: [REDACTED]
Phone: [REDACTED]
www.IrwinMitchell.com

From: Andrew Skorupka
Sent: 12 June 2023 7:13 PM
To: Chipp-Smith, Joanne <Joanne.Chipp-Smith@doncaster.gov.uk>
Subject: 4 Trafford Court, Doncaster

Good evening Joanne,

By way of response to your email received earlier today ;

I wish to confirm that I am in agreement with the invoicing arrangements referred to in your email to Charmaine Richardson on 5th June other than the reference to Car Park Rent of £300.00 per quarter. I am unable to find the equivalent charge within the billing history appertaining to our previous landlord. You refer to setting up 'contracts' for future payments, I trust that these will be drawn up on the basis that our occupation of Unit 4 will continue to be governed by the lease between Taskmaster and Trafford Properties dated 24.06.2014.

Thank you of your continued offer of assistance with re-location. I would prefer to defer actively engaging on a search for alternative premises until such point in time that we have a clearer indication as to the likely timing of events i.e. should it transpire that the CPO be upheld, a date by which our vacation of Trafford Court is likely to be deemed as mandatory. If we were to commence looking for alternative premises now any suitable location

identified might well require our entering in to an agreement straight away or relatively promptly in order to secure the new landlords commitment.

I look to hearing from you in due course.

Regards

Andrew Skorupka
Managing Director
Taskmaster Resources Ltd
Tel: [REDACTED]
Fax: [REDACTED]
Visit: <http://www.tmrec.com>
Visit: <http://www.tmresourcing.com>



This e-mail and any attachments are confidential and may also be privileged. If you are not the named recipient, please notify the sender immediately, and do not disclose the contents to another person, use it for any purpose, or store, or copy the information in any medium. Please also destroy and delete the message from your computer.

Taskmaster Resources is a limited company registered in England and Wales, registered number 03289148, registered office at 8 Leodis Court, David Street, Leeds, LS11 5JJ.

Where applicable, the processing and use by us of your personal information is in accordance with our Privacy Notice which is located on our website;
www.tmrec.com/terms/privacy-policy

Save a tree - Please consider the environment before printing this e-mail

This message has been checked for all known viruses by the MessageLabs Virus Scanning Service.

Jessica Grimes

From: Chipp-Smith, Jo
Sent: 26 March 2024 19:08
To: Chipp-Smith, Jo
Subject: Note of viewing 20.12.23 Taskmaster - SLC POE/JCS/50

Hi Jo,

Chris Dungworth will be wanting some information on St Ledger Court so the lads at Taskmaster feel fully informed on the building.

Chris told them the second and third floors are available. We did show them around the ground floor but not the basement.

They honestly seemed very interested and said any of the floors could be an option for them (none are ruled out).

Some of the information they wanted was:

- How splitting of fees work between floors in terms of electric / water etc
- Floor plans for the available floors
- Information on Shared areas (for example the 3rd floor is supposed to use the toilets on the second floor. Kitchens that are shared etc).
- Business rates
- How many parking spots (we know there are 4 floors including the basement and around 30 parking spots) will they have a selected amount etc..
- Rent price for each floor individually
- Building Access – Presuming they (and any other occupant of the building) have keys for the doors, a fob for the alarm, keys for the roller shutters. Do they get a certain amount of cards that allow access around the building or can all their employees get them and let themselves into the relevant rooms.
- Chris told them an intercom could be installed for their clients to buzz them from the door / entrance (confirm / deny).

I feel like I've covered all their questions there. If you are not in touch with Taskmaster I would presume Chris would be the person to confirm this information with.

Jessica Grimes

From: Chipp-Smith, Jo
Sent: 26 March 2024 19:10
To: Chipp-Smith, Jo
Subject: 2024.01.30 Doncaster - Taskmaster POE/JCS/51

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel: [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Chipp-Smith, Jo
Sent: 30 January 2024 15:10
To: dchandler@tmrec.com
Cc: Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>
Subject: RE: St Leger Court, Doncaster

Good afternoon Darren,

Further to my email below, I just wondered if you have had the opportunity to consider the information provided – please let me know if you have any further queries on St Leger Court. I understand that you were considering this site alongside another at Kings Mews – please can you let me know what your thoughts are at the moment?

If you have not made a decision on which property may work best for you, I wonder if office premises at Doncaster Business Innovation Centre may be of interest to you? It is located close to St Leger Court and also benefits from a large car park, please see map image below;



Here is a link to some of the office space on Rightmove - [Serviced office to lease in Ten Pound Walk, Doncaster, South Yorkshire, DN4 \(rightmove.co.uk\)](#)

If you feel that the office accommodation on offer may be of interest, I will be happy to arrange a viewing of the vacant offices. Terms and rental can all be discussed further once we establish if this site may be of interest.

I look forward to hearing from you.

Kind regards

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management |

Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]

Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Chipp-Smith, Jo

Sent: 16 January 2024 18:17

To: dchandler@tmrec.com

Cc: Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>

Subject: St Leger Court, Doncaster

Good evening Darren,

I hope you are well.

I work in the Council's Asset Management team and my colleague Chris Dungworth has updated me on your visit to St Leger Court. Subsequently Chris has passed me your contact details to pick up on the provision of further information to inform the decision making process on a possible letting.

I am pleased that you have identified St Leger Court as a potential site that may work for Taskmaster, and as such I can confirm that the proposed rental for the first and second floors are as follows;

- First floor – 3301.3sq.ft at £9/sq.ft = £29,712pa
- Second Floor – 3304.6sq.ft at £8/sq.ft = £26,436.80pa

The site will be subject to a service charge to cover costs such as cleaning the communal halls and toilets, statutory planned maintenance, external grounds maintenance, external building maintenance, buildings insurance etc. The level of service charge is not yet finalised but as soon as this detail is available I will provide this to you. We are also exploring how the rates may need to be amended for a multi let building as the property currently has a rateable value for the whole site, not on a floor by floor basis due to the building previously being occupied by one tenant. Here is a link to current rateable value for information [Summary valuation - Valuation Office Agency - GOV.UK \(tax.service.gov.uk\)](https://www.tax.service.gov.uk/summary-valuation)

I understand that car parking is an important consideration for you, and I would therefore be grateful if you could advise how many parking spaces you would ideally like to have access to at St Leger Court.

I hope the above information is useful and if you require anything further, please do not hesitate to contact myself and Chris.

Kind regards

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]

Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



Jessica Grimes

From: Chipp-Smith, Jo
Sent: 26 March 2024 19:12
To: Chipp-Smith, Jo
Subject: 2024.02.28 Council - Taskmaster POE/JCS/52

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Chipp-Smith, Jo
Sent: 28 February 2024 12:24
To: Darren Chandler <dchandler@tmrec.com>
Cc: Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>
Subject: Taskmaster relocation options

Hi Darren,

I'm just following up on your site visit yesterday to DBIC – and wondered what your thoughts are on the premises and how it may / may not suit your needs, and also how it compares to the property at Kings Mews and St Leger Court?

I understand from [REDACTED] that you would like prices for rooms 2, 9, 14 and 19 with a view to taking one larger office and one smaller for a management office – please leave this with me and I will get something to you as soon as I can.

Regarding the car parking for Kings Mews – my colleague in car parking is looking at what the Council may be able to offer in one of it's car parks, and has queried the use of the 10 spaces i.e. are all 10 for staff parking, or are some for visitors nipping into the office and leaving again? Please can you advise on this point and I can go back to her?

If you would prefer to discuss this matter over Teams call, please let me know and I would be happy to schedule a call.

Many thanks
Jo

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management |
Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



Jessica Grimes

From: Chipp-Smith, Jo
Sent: 26 March 2024 19:14
To: Chipp-Smith, Jo
Subject: 2024.03.05 Council - Taskmaster POE/JCS/53

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Chipp-Smith, Jo <Joanne.Chipp-Smith@doncaster.gov.uk>
Sent: 05 March 2024 11:17
To: Chipp-Smith, Jo <Joanne.Chipp-Smith@doncaster.gov.uk>
Subject: FW: Taskmaster relocation options

Hi Darren,

Hope you're well.

I am just following up on my email below as I note I have not yet received a response.

My understanding is that there are 3 properties which are of interest to you and this is the current position on each;

1. Kings Mews – the office accommodation is suitable and in a good location, the issue is car parking. Please can you provide me with information in relation to this site, such as proposed Heads of Terms and the car parking offer that you have received?
2. St Leger Court – The office accommodation is almost double that of what the Council were asked to find, however, car parking is the overriding influence here so you want to consider this property if there is any movement on the rental. Which floor at St Leger Court is your preferred option, first or second floor? We still have detail outstanding on the service charge so these figures cannot be provided at the moment.
3. DBIC – As the location of St Leger Court was suitable, with DBIC only being next door this location is also considered suitable, and also benefits from a large car park. You are interested in receiving prices for rooms here.

Please can you confirm all of the above, as I have received conflicting information from colleagues in Business Doncaster who spoke with Taskmaster representatives at the Business Showcase last week and we don't want to waste anybody's time is working on a solution that Taskmaster no longer wish to pursue.

Please can you confirm your preferred choice of premises – is this Kings Mews due it it's town centre location and parking offer, if the parking offer could be settled?

I look forward to hearing from you.

Kind regards

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Chipp-Smith, Jo
Sent: 28 February 2024 12:24
To: Darren Chandler <dchandler@tmrec.com>
Cc: Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>
Subject: Taskmaster relocation options

Hi Darren,

I'm just following up on your site visit yesterday to DBIC – and wondered what your thoughts are on the premises and how it may / may not suit your needs, and also how it compares to the property at Kings Mews and St Leger Court?

I understand from Laura that you would like prices for rooms 2, 9, 14 and 19 with a view to taking one larger office and one smaller for a management office – please leave this with me and I will get something to you as soon as I can.

Regarding the car parking for Kings Mews – my colleague in car parking is looking at what the Council may be able to offer in one of it's car parks, and has queried the use of the 10 spaces i.e. are all 10 for staff parking, or are some for visitors nipping into the office and leaving again? Please can you advise on this point and I can go back to her?

If you would prefer to discuss this matter over Teams call, please let me know and I would be happy to schedule a call.

Many thanks
Jo

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management |

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



Jessica Grimes

From: Chipp-Smith, Jo
Sent: 26 March 2024 19:15
To: Chipp-Smith, Jo
Subject: 2024.03.07 Taskmaster - Council POE/JCS/54

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Neil Bertman <nbertman@tmrec.com>
Sent: 07 March 2024 11:15
To: Chipp-Smith, Jo <Joanne.Chipp-Smith@doncaster.gov.uk>
Cc: Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>
Subject: RE: Taskmaster

Caution! This message was sent from outside your organization.

[Allow sender](#)

Hi Joanne

Yes please disregard the two other properties as they don't fit

Yes Kings Mew is still the best option, but at the end of the day the director, solicitors and yourselves have to agree.

However if anything comes up please let me know so we can view it.

Regards

Neil Bertman
Divisional Manager

Doncaster Office: [REDACTED]

Sheffield Office: [REDACTED]

Visit: [Website](#)

Follow: [Linkedin](#)



This e-mail and any attachments are confidential and may also be privileged. If you are not the named recipient, please notify the sender immediately, and do not disclose the contents to another person, use it for any purpose, or store, or copy the information in any medium. Please also destroy and delete the message from your computer.

Taskmaster Resources is a limited company registered in England and Wales, registered number 03289148, registered office at 8 Leodis Court, David Street, Leeds, LS11 5JJ.

Where applicable, the processing and use by us of your personal information is in accordance with our Privacy Notice which is located on our website;
www.tmrec.com/terms/privacy-policy

Save a tree - Please consider the environment before printing this e-mail

From: Chipp-Smith, Jo [<mailto:Joanne.Chipp-Smith@doncaster.gov.uk>]
Sent: 07 March 2024 10:58
To: Neil Bertman <nbertman@tmrec.com>
Cc: Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>
Subject: RE: Taskmaster

You don't often get email from joanne.chipp-smith@doncaster.gov.uk. [Learn why this is important](#)

Good morning Neil,

Thank you for your email, and providing the update regarding Darren leaving and you therefore looking after the relocation moving forwards.

Just so I am clear, both DBIC and St Leger Court are being discounted now with the focus being on Kings Mews, and you therefore require the current position on terms and car parking for the Kings Mews site. Chris – do you have a link in with the agent to assist with this please?

Regarding the alternative parking offer, I have been making enquiries with a colleague on this matter and now I know the number of spaces required for staff and visitors I can pick this up again with her.

Will be in touch again shortly.

Kind regards

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>
Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>
Property For Sale: www.rightmove.co.uk
Property To Let: www.rightmove.co.uk
<https://wearedoncaster.co.uk/business/property-search/>



City of
Doncaster
Council



From: Neil Bertman <nbertman@tmrec.com>
Sent: 07 March 2024 10:15
To: Chipp-Smith, Jo <Joanne.Chipp-Smith@doncaster.gov.uk>
Cc: Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>
Subject: Taskmaster

Good morning both

Just to let you know that [REDACTED] is leaving the business as of Friday this week unfortunately

So with that in mind I will be looking after the move

In regards to the DBIC I don't think this would be suitable for business for a number of reasons also the Ledger Homes Building it would be too big . With regards to the parking please let me know asap as I think the King Mews is a better option as the location is good, office space is that right size. There will number of things that needs your attention to i.e. signage, décor, IT, couple of stud walls etc.

In regards to the parking we would only be looking for 8 spaces which consist of 6 staff and two for spare for people to come and go. Please keep in mind the security of the cars.

I apologise but with this in mind and the deadline fast approaching can you confirm Cost of the Ground floor and the first floor and the cost of parking so I can get up to speed.

Hope to hear from you soon, should you need to speak to me please give me a bell on [REDACTED]

Regards

Neil Bertman
Divisional Manager

Doncaster Office: [REDACTED]
Sheffield Office: [REDACTED]
Visit: [Website](#)
Follow: [LinkedIn](#)



This e-mail and any attachments are confidential and may also be privileged. If you are not the named recipient, please notify the sender immediately, and do not disclose the contents to another person, use it for any purpose, or store, or copy the information in any medium. Please also destroy and delete the message from your computer.

Taskmaster Resources is a limited company registered in England and Wales, registered number 03289148, registered office at 8 Leodis Court, David Street, Leeds, LS11 5JJ.

Where applicable, the processing and use by us of your personal information is in accordance with our Privacy Notice which is located on our website;

www.tmrec.com/terms/privacy-policy

Save a tree - Please consider the environment before printing this e-mail

Jessica Grimes

From: Chipp-Smith, Jo
Sent: 18 March 2024 16:42
To: Neil Bertman
Subject: Car Parking - Doncaster Council options

Hi Neil,

As you are aware, the Council have been making enquiries with colleagues in parking services to see if there is anything we can offer if the parking fees at Kings Mews are too high.

We have 2 car parking sites in reasonable walking distance which have existing traffic regulation orders for annual permits and therefore the only option that we can offer as support for the 6 staff spaces.

Both sites are a mixed permit and public use car park which differ due to the times and days of opening and are reflected in the price.

Colonnades Car Park, Duke Street – this site is open Monday to Saturday 08:00-18:00 (closed Sundays/Bank Holidays and closed on Christmas Day/Boxing Day and New Year's Day). For this site, the business user permit pass is at a cost of £500+VAT per space subject to annual inflation charges.

Civic Quarter Car Park/ APCOA, College Road - this site is open Monday to Saturday 05:00-24:00 and Sunday 09:00-24:00 (this site is operated remotely and therefore is open during early hours of the morning). For this site, the annual season parking permit is likely to be around £800 inc VAT per space. This site is managed by APCOA and therefore if you were to opt for this site we would need to share the webpage detail for you to set yourselves up on.

With regard to the visitors parking options, the proposed relocation site is in a prime spot for both on street car parking spaces as well as the private car parks in the vicinity. Therefore the site is more advantageous for visitor parking than where you currently are at Trafford Court. Alternatively, perhaps a smaller number of permits could be considered at Kings Mews for visitor parking, with staff parking being in one of the other locations.

I will leave this with you for your consideration.

Whilst emailing, please can you confirm if you wish for me to copy Natasha Lamptey at CBRE into any correspondence or are you happy to continue as we are with you forwarding on correspondence as necessary?

If you should have any queries, please don't hesitate to contact me.

Kind regards
Jo

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



Jessica Grimes

From: Chipp-Smith, Jo
Sent: 20 March 2024 13:40
To: Andrew Skorupka
Subject: RE: Kings Mews, Doncaster

Good afternoon Andrew,

Thank you for your email below, and providing the update in relation to car parking. I am pleased that you have managed to source provision that is more suitable for you should you manage to secure the premises at Kings Mews.

I have been chasing the agents for Heads of Terms for you, but so far I have not received anything. I will contact them again this week if I do not hear anything, but I would be grateful if you could advise me if you receive terms direct in the meantime.

If you should have any queries, please do not hesitate to contact me.

Kind regards

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel: [REDACTED]
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

For the latest available land and property please see:

Twitter: <https://twitter.com/DMBCProperty>

Website: <http://www.doncaster.gov.uk/services/planning/council-land-and-property>

Property For Sale: www.rightmove.co.uk

Property To Let: www.rightmove.co.uk

<https://wearedoncaster.co.uk/business/property-search/>



From: Andrew Skorupka <askorupka@tmrec.com>
Sent: 19 March 2024 17:40
To: Chipp-Smith, Jo <Joanne.Chipp-Smith@doncaster.gov.uk>
Subject: Kings Mews, Doncaster

Caution! This message was sent from outside your organization.

[Allow sender](#)

Good afternoon Joanne,

Neil Bertman forwarded me your email concerning parking facilities at the above premises. Just to make you aware that we have now sourced these in the neighborhood and there is no requirement for you to make any further enquiries on our behalf, however thank you for your assistance.

Regards,

Regards

Andrew Skorupka
Managing Director

Call: [REDACTED]

Visit: [Website](#)

Follow: [Linkedin](#)



This e-mail and any attachments are confidential and may also be privileged. If you are not the named recipient, please notify the sender immediately, and do not disclose the contents to another person, use it for any purpose, or store, or copy the information in any medium. Please also destroy and delete the message from your computer.

Taskmaster Resources is a limited company registered in England and Wales, registered number 03289148, registered office at 8 Leodis Court, David Street, Leeds, LS11 5JJ.

Where applicable, the processing and use by us of your personal information is in accordance with our Privacy Notice which is located on our website;
www.tmrec.com/terms/privacy-policy

Save a tree - Please consider the environment before printing this e-mail

Taskmaster Correspondence updates;

24.06.22 Initial letter sent from the Council to Taskmaster's registered office by recorded delivery.

12.07.22 Follow up letter sent from the Council requesting Taskmaster make contact.

09.09.22 Further letter requesting contact sent first class with copies of first two letters to Taskmaster's registered address. Advised letter should not be ignored and discussions at earliest opportunity important.

20.09.22 Email from Andrew Skorupka (AS) to JCS apologising for delay, will contact me before the end of the week.

23.09.22 AS called whilst I was on leave, returning 27.09.22.

27.09.22 JCS emailed AS with availability for a call this week.

30.09.22 Teams meeting with AS to discuss initial requirements – to pick up again in new year when a new sales and commercial director is on board. See meeting notes in correspondence folder.

16.12.22 Emailed AS Business Doncaster office list as at 28.11.22 of space 2,000sq.ft+. Requested initial feedback to help us in our search for alternative accommodation – can't really do much until we are freeholders though.

27.01.23 AS emailed JCS re-requesting properties sent in email of 16.12.22 and noting requirement for smaller premises, therefore search to include premises from 1,000sq.ft as opposed to from 2,000sq.ft.

10.02.23 JCS re-sent email of 16.12.22 to AS.

13.02.23 AS emailed to advise space requirements now 800 – 1,200sq.ft so options sent no longer suitable.

01.03.23 Adey Banks of Business Doncaster (AB) emailed AS properties around 1,000sq.ft and requested a meeting to discuss further.

11.03.23 AS replied to AB's email – 20-22 Frenchgate possibly of interest. Requested relevant timescale and indication of financial assistance we may look to provide.

24.03.23 JCS to AS's email to advise require vacant possession by end of the year / very early 2024 and would discuss case with Lambert Smith Hampton colleagues (LSH) and revert back to him re; compensation entitlement. Cautious not to prejudice position with serving hostile S.25.

15.05.23 JCS emailed AS requesting details required to set up rental accounts. Sent a separate email requesting SPM documents and advising traffic management system remains active in our ownership.

08.06.23 JCS received email from AS requesting any contracts are sent to him first.

12.06.23 Received email from Tracey Lovejoy at Irwin Mitchell (TL) advising she is representing Taskmaster and requested CPO documents. Documents sent 15th June 2023 by JCS via email.

12.06.23 JCS responded to AS to confirm contracts refers to invoicing system so they recur, also advised I would ask AB to send revised list of available properties, that I have received correspondence from Irwin Mitchell and I assume they have advised on compensation. Awaiting response. Asked if AS had any luck in their own search for alternative premises.

12.06.23 JCS received email from AS, querying one invoice but agreeing to others. AS requested confirmation that occupation still governed by lease dated 24.06.14. AS thanked me for continued assistance with search, but wants to defer actively engaging search for alternative premises until clearer indication of timings i.e when it is mandatory to do so under CPO. TL followed up for confirmation that lease still in place and no new agreements between Council and Taskmaster.

13.06.23 JCS emailed AS and TL to confirm contracts just refer to recurring invoices, and occupation still governed by lease dated 24.06.14. Drew their attention to Car Park Rent and spaces this covers, requested their confirmation still using these spaces. AS responded thanking me for confirming details, they don't want two additional spaces.

05.07.23 TL emailed JCS re; fees, dates and planning queries.

14.07.23 JCS emailed TL to apologise for delay and advise solicitors will deal directly with correspondence – Council and their solicitors have a meeting on Monday and will discuss this matter so solicitors can respond.

05.10.23 Email from Natasha Lamptey at CBRE (NL) to AB proposing surveying fees to be recovered.

20.10.23 JCS responded to NL, confirmed contact details and a substantive response would follow. Just cross checking hourly rates.

27.10.23 NL emailed JCS to suggest £5,000+vat cap.

13.11.23 NL emailed JCS and requested update.

16.11.23 JCS responded to NL advising meeting with our agent and fees are on agenda. Also requested dates for a Teams call w/c 27/11.

22.11.23 JCS emailed NL with proposed fees and requested confirmation upon which a letter of undertaking would be issued.

05.12.23 JCS chased NL for response to my email of 22nd November 2023.

16.01.24 JCS emailed Darren Chandler at Taskmaster (DC) following on from Business Doncaster's introduction to St Leger Court. Provided rents, advised of service charge and link to VOA for business rates. Requested feedback on car parking requirements.

30.01.24 JCS emailed DC and requested response to my email of 16.01.24, also offered an inspection to DBIC and sent link to accommodation available to let. Requested feedback on the property at Kings Mews they are also interested in.

31.01.24 Email response from DC – some items went into junk folder. Confirmed interest in St Leger Court but rent too high, car parking requirement is for 10 spaces.

08.02.24 JCS responded to DC on the 3 properties of interest – St Leger Court – to request what they thought the rental was, and advise that times for occupation and service charge elements uncertain at this stage. DBIC – advised of office accommodation that is within their requirements and offered a viewing. Kings Mews – requested thoughts on this property again. Suggested they are 3 good options for consideration and requested preferences.

14.02.24 JCS received email from DC - St Leger Court – wasn't given a quote but guided at £10,000pa. Very good option but rental puts it out of their price range – any movement? DBIC – if no movement on St Leger Court this could be an alternative and would undertake a viewing when convenient. Kings Mews – still a consideration but parking an issue.

23.02.24 Received **without prejudice** response from NL apologising for delay in responding. Reiterated objections and clients minimum terms.

27.02.24 JCS emailed DC – will go back St Leger Court rental. Suggested a viewing of DBIC and advised raised further query on car parking support for Kings Mews. DC responded – confirmed they could view this afternoon and therefore met the Council's Laura Felters on site at 1pm.

28.02.24 JCS emailed DC to see how viewing went and how it compares to other properties. To get costs to them on rooms 2, 9, 14 and 19. Re; Kings Mews – asked if all 10 spaces are for staff or if some are visitors. Offered a Teams call to discuss further.

29.02.24 JCS emailed holding response sent to Natasha acknowledging email and advising full response will be sent shortly.

06.03.24 JCS emailed NL responding to the points within her without prejudice email. Advised that the Council feel there is accommodation on the market that could be suitable for them and remain committed to working with them. Also mentioned opportunity to terminate lease through Landlord and Tenant powers but Council still wish to work with Taskmaster rather than rely on these powers. Requested we work together – put forward an offer NOT on a without prejudice basis to pay compensation under CPO grounds, but given that foregoing opportunity to obtain vacant possession through landlord and tenant grounds, for less compensation, this would be dependant on withdrawal of objection.

06.03.24 Email from NL to JCS – will discuss my email with her client, requested agreement to fees.

06.03.24 Email from JCS to NL, rates proposed are above local rates but willing to agree if she can confirm majority of work likely to be undertaken at Associate Director level or below, upon which I can issue undertaking.

07.03.24 Email from NL to JCS – may require input from Senior Director.

07.03.24 Email to JCS from Neil Bertman (Taskmaster) NB, advising DC leaving business and he will be looking after the move, NB advised DBIC would be unsuitable and St Leger Court as it's too big. Kings Mews better option and requested updated re parking. Would be looking for 8 spaces, 6 for staff, 2 for visitors. Requested confirmation of costs of ground and first floor, and car parking.

07.03.24 Email from JCS to NB – seeking confirmation DBIC and St Leger Court no longer options and focus is on Kings Mews. Asked Business Doncaster to make contact with agent for Kings Mews site. NB responded to confirm my email.

07.03.24 Chris Dungworth of Business Doncaster (CD) emailed NB and JCS, advised he had spoken to agent, Kings Mews available but Heads of Terms have not been issued – will prepare them now and send across.

12.03.24 JCS emailed NB to see if he had received heads of terms or had any contact with agent. NB responded to say he had heard nothing – Taskmaster are trying to make contact. JCS responded to NB to ask if the wanted me to make contact as well.

13.03.24 NB emailed JCS – concern is it could take Taskmaster a couple of months once they have found somewhere to relocate to, and asked if I could chase up the agent. JCS responded to NB to advise that I would do this, and regarding timings we could work with Taskmaster on this to potentially accommodate them for a short while after lease expiry, and I would advise NL of this. JCS chased agent-awaiting response.

13.03.24 Email from JCS to NL – enclosed undertaking, suggested we pick up on fees again when the complexity of the claim becomes a little clearer. Requested feedback to my email of 06th March, and advised that Council could assist Taskmaster in remaining in occupation at Trafford Court via a tenancy at will, should the new property not be ready by lease termination date, subject to my offer of 06th March being accepted.

18.03.24 JCS emailed NB and agents for property on Kings Mews to see if there is any update / HOT's available.

18.03.24 JCS emailed NL requesting an update on emails of 13th March and 06th March. NL responded – awaiting clients instructions.

18.03.24 JCS emailed Council car parking options to NB. NB responded asking if two spaces included with letting at Kings Mews.

20.03.24 JCS responded to NB – chasing agent for Kings Mews HOT's so we can see what is included.

19.03.24 Email from AS of Taskmaster – no requirement for Council to make further enquiries on their behalf.

20.03.24 JCS responded to AS thanking him for update and requested Heads of Terms if received. AS phoned to advise in direct correspondence with agent – see call notes.

20.03.24 JCS emailed NL – asked if I was to forward my email of 06.03.24 to AS as he didn't seem to be aware of it. NL responded – has spoken to AS and he is aware of my email of 06.03.24. Asked for confirmation of PI date.

21.03.24 JCS emailed NL – advised on PI dates.

25.03.24 JCS emailed NL – advised on leave after 27th and requested feedback to email of 06th march 2024.

25.03.24 Received without prejudice correspondence from NL.

26.03.24 Replied to NL with counter proposal for settlement.