

THE DONCASTER (CITY GATEWAY – RAILWAY SQUARE AND PHASE 1) COMPULSORY PURCHASE ORDER 2023

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

ACQUIRING AUTHORITY: DONCASTER CITY COUNCIL

PROOF OF EVIDENCE OF NEIL ANDREW BERTMAN

I, Neil Andrew Bertman of Unit 4, Trafford Court, Doncaster will say as follows:

1. I am the branch manager for the supply of agency staff to the driving sector in the Doncaster branch of Taskmaster Resources Limited (“**Taskmaster**”). I have worked at Taskmaster for over 15 years and in this role for around 10 years.
2. The Doncaster office is situated in Unit 4 Trafford Court, Doncaster. The office contains 3 floors. I operate the driving sector from the first floor while the manufacturing sector operates from the ground floor. The upper floor is currently not in use however it is used from time to time for CPC courses. We use all 12 car parking spaces at Trafford Court for both staff, clients and agency workers to register.
3. The industry sector is operated by my colleague, Mr Darren Chandler, who will be shortly leaving the company. The Doncaster office is in a very ideal location very close to Doncaster railway and bus stations. I am aware that majority of industry agency workers visit the branch on these means of public transport, using the trains or the nearby bus service. They come in to look for work, drop in their time sheets, pick up PPE or just want to speak to one of the staff members to ask any questions that they may have. I am aware that many of

them have been coming in to this office for the 20-plus years that the Doncaster branch has been open and that even some of their children are now coming in to register with us looking for work, as Taskmaster has been recommended to them by their parents or friends alike. In a way, Taskmaster is like a landmark in Doncaster as an agency for temporary work.

4. The last few years have been a tough time on the business. This is, I believe, due to Covid and Brexit. Our employer clients have experienced changes, more specific standards and less agency demand. It has also been more difficult to find good agency workers. The threat of compulsory purchase has been very unwelcome and unsettling in that regard. In addition, both Mr Chandler and I have had to divert our time away from the business to try and find new premises.
5. There are 7 full time employees at Trafford Court. They have been with us from a range of 1 to 13 years. Our receptionist does not drive and relies on public transport to get to and from work, so we have had to consider her ability to get to the new office if a suitable one is found.
6. Mr Chandler and I were asked by our managing director, Mr Andrew Skorupka, to deal with the Council regarding the relocation of the Doncaster branch. We were contacted by Mr Adrian Barnes from the Council in July 2023 and he showed us the following properties:
 - South Parade, Doncaster DN1 3DY: This property was not suitable due to the offices being on the top floor of a very old building.
 - Lazarus House, Prince Street DN1 3NJ: This was not suitable as the office space offered was too expensive.

- Cavendish House, South Parade, DN1 2DJ: This was not suitable due to its location within a warren of offices and the fact that the Council was offering split offices at two different locations within the building.
- 15 South Parade, Doncaster, DN1 2DR: This was not suitable due to it been too small and due to rundown.
- Kings Mews East Laith Gate, Doncaster DN1 1JD.

7. We wrote to Mr Barnes to inform him that Kings Mews and I think the one on the Printing Office Street, DN1 1TR were potentially suitable. We never heard back from Mr Barnes.

8. In November 2023, we were contacted by another officer from the Council, Mr Chris Dungworth. Mr Dungworth said he knew that the Council had not been proactive in helping us look for new premises, but he was going to change that. In December 2023, Mr Dungworth showed us the following properties:

- a. St Leger Court, White Rose Way, Doncaster: At the site visit, we were told that the annual rent for this property was in the region of £10,000. We were later told in writing that it was £27,000. This was above our price range;
- b. Doncaster Business Innovation Centre, Ten Pound Walk, Doncaster (DBIC): This property was off the beaten track and well out of the way. Also, with this property, there would have been no way of put up a sign to advertise our location in amongst a warren of other offices.
- c. Kings Mews East Laith Gate, Doncaster DN1 1JD: This is so far the best of a bad bunch. It is in a good location however the parking premiums are extremely high. This property is owned by a private

landlord. It was potentially suitable if adequate car parking spaces could be found. We informed the Council that we need a total of 8 spaces for the Doncaster branch.

9. During the visits, Council officers told us that the CPO was a done deal and that they would help us find a suitable property within the town centre as they did not want another business to leave the centre and were aware of the timescale. We wrote to the Council regarding the properties that they showed us and what we were looking for. We asked for an update on 14 February 2024. We were contacted again on 18 March 2024 by the Council regarding the car parking arrangements.

I believe that the facts stated in this proof of evidence are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Neil Andrew Bertman

March 2024

Appendices

1. Appendix NAB1 – Correspondence between Doncaster City Council and Taskmaster Resources Limited regarding relocation

Tracy Lovejoy

From: Tracy Lovejoy
Sent: 27 March 2024 12:03
To: Tracy Lovejoy
Subject: FW: St Leger Court, Doncaster [IM-Active.FID3614097]
FilingDate: 27/03/2024 12:03:00

From: Darren Chandler
Sent: 14 February 2024 08:57
To: Chipp-Smith, Jo <Joanne.Chipp-Smith@doncaster.gov.uk>
Cc: Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>
Subject: RE: St Leger Court, Doncaster

Good Morning Jo,

Regarding St Leger court. We weren't given a quote as such, but given guidelines that the price would be around the £10,000 mark (which admittedly, I thought at the time must have been wrong) as it was a council property, given the circumstances of why we are having to move, and that the building is currently not in use, that we would be offered a good deal. It is a very good option for us but at £26,000 it would probably be out of our price range. Would there be any movement on this price

DBIC - If it turns out that there is no way to progress with St Leger Court, then we would look at the DBIC as an alternative. We would be available for viewing whenever is convenient

The property at Kings Mews would still be a consideration, but as you mention, parking would be an issue. Is there any update on this ?

Hope you are well and look forward to hearing back from you

Cheers

Daz

Regards

Darren Chandler
Industrial Branch Manager

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

Sent: 08 February 2024 12:50

To: Darren Chandler <dchandler@tmrec.com>

Cc: Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>

Subject: RE: St Leger Court, Doncaster

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Hi Darren,

Thank you for your email.

I just wanted to touch base to gain an update on a couple of properties reviewed as part of the relocation search with you, and will take each property in turn;

1. St Leger Court, White Rose Way, Doncaster
 - I am pleased that this property is of interest to you, and you feel this could offer an appropriate solution for you.
 - I note you say you were quoted a different figure by colleagues to that in my email below – please can you advise what you were quoted? We thought this property was a good alternative as the space is offered at a lower rate per sq.ft than at Trafford Court. That said, the floor space is larger than at Trafford Court, which is why the annual rental will be higher. If you could confirm what you were quoted please I can look at this further for you.
 - This property, as you are aware, has been mothballed and requires some work to bring it up to a lettable standard, therefore timescales for occupation and service charge elements are unknown at this stage.
2. Doncaster Business Innovation Centre, Ten Pound Walk, Doncaster (DBIC)
 - If smaller offices would be useful to bring the annual rental down, DBIC offers a good alternative within the same location with a large car park.
 - Is this a site you would like to arrange a viewing on? If so, please let me know so we can set this up for you as soon as possible.
 - The rental is slightly higher on this property, but I am confident we could review the rent per sq.ft closer to what you are currently paying. These premises are also immediately available and in good condition so would offer a quicker relocation solution.
 - Based on the space you currently occupy (2,261sq.ft), I believe there are two office suites available that would give you an equivalent floor space (suite 2 1,230sq.ft and suite 9 1,046sq.ft totalling 2,276sq.ft). I was also advised in February 2023 that the requirement was now in the region of 800 – 1,200sq.ft. If this is the case then perhaps just one of the units would meet your requirements?
3. Kings Mews
 - I understand from Chris Dungworth that you were also very interested in space at Kings Mews – is this property still a serious consideration for you? I understand the parking space rental was the sticking

point, but Chris was going to make enquiries internally with regards to Council owned car parks. I would be grateful if you could let me know your current thoughts on this matter.

I am keen to find a resolution for you, and feel there are three good options available to consider at the moment – it would be good to know your preferences so that we can try and put a resolution in place as soon as possible.

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 01302 734476 (Int 34476)
Doncaster Council | Floor 4 | Civic Office | Waterdale | Doncaster | DN1 3BU

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From: Darren Chandler <dchandler@tmrec.com>
Sent: 31 January 2024 09:00
To: Chipp-Smith, Jo <Joanne.Chipp-Smith@doncaster.gov.uk>
Subject: RE: St Leger Court, Doncaster

Good Morning Joanne,

Sorry for the delay in replying to you, for some reason your first email went into a junk folder.

Thank you for the information.

We are interested in this site, as it covers most of the things we are looking for. However, the price that you have quoted is a lot different to the one that was mentioned when we visited site. I totally understand that the figure was an estimate but the price that you have quoted in this email is more than double what was mentioned. Would there be any movement with this, as the place is the best suited we have seen so far, but at that price, it would probably be out of our budget. Which would be a shame as it would have fixed the issue for all of us

With regards to car parking, we would be looking for 10 spaces

Thank you for your help on this matter and I look forward to hearing your thoughts

Hope you are well

Cheers

Daz

Regards

Darren Chandler
Industrial Branch Manager

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From: Chipp-Smith, Jo [<mailto:Joanne.Chipp-Smith@doncaster.gov.uk>]
Sent: 30 January 2024 15:10
To: Darren Chandler <dchandler@tmrec.com>
Cc: Dungworth, Chris <Chris.Dungworth@doncaster.gov.uk>
Subject: RE: St Leger Court, Doncaster

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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 01302 734476 (Int 34476)
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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 01302 734476 (Int 34476)
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Tracy Lovejoy

From: Andrew Skorupka <askorupka@tmrec.com>
Sent: 19 March 2024 17:11
To: Tracy Lovejoy
Subject: [External] FW: Car Parking - Doncaster Council options
FilingDate: 19/03/2024 17:24:00

Hi Tracy,
Please see below received by Neil Bertman today.

Regards

Andrew Skorupka
Managing Director

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From: Chipp-Smith, Jo [mailto:Joanne.Chipp-Smith@doncaster.gov.uk]
Sent: 19 March 2024 9:39 AM
To: Neil Bertman <nbertman@tmrec.com>
Cc: Andrew Skorupka <askorupka@tmrec.com>; Kershaw Scott <SKershaw@lsh.co.uk>
Subject: RE: Car Parking - Doncaster Council options

Morning Neil,

Thank you for your prompt response.

I note your comments regarding Duke Street car parking not being suitable given your working hours. The APCOA site is a little further from the city centre but unfortunately, the city centre car parks are not managed by Doncaster Council. Alternatives where season tickets may be available include Frenchgate multi storey car park, and direct with

NCP for the car park on Frances Street. I don't know if you would want to consider making enquiries at these locations if you feel they may work better for you than the APCOA site?

I chased the agent for heads of terms on the office accommodation at Kings Mews yesterday so we can see what is included, but I have not received a response as yet – I don't know if you have had any more luck making contact, but I will follow up again tomorrow if we still haven't heard anything.

I have copied Scott Kershaw into this email as I will be going on leave next Thursday until 15th April. Could you please therefore ensure Scott is copied into any correspondence so he can keep track of developments?

Kind regards
Joanne

Joanne Chipp-Smith BSc (Hons) MRICS | Principal Surveyor – Strategic Asset Management | Economy & Environment joanne.chipp-smith@doncaster.gov.uk | Tel 01302 734476 (Int 34476)
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From: Neil Bertman <nbertman@tmrec.com>
Sent: 19 March 2024 07:30
To: Chipp-Smith, Jo <Joanne.Chipp-Smith@doncaster.gov.uk>
Cc: Andrew Skorupka <askorupka@tmrec.com>
Subject: RE: Car Parking - Doncaster Council options

Morning Joanne

With regards to Duke Street parking this would not be suitable as we don't have the luxury of them opening time as we could be in the office from 06:30 through to 19:00 at night should it demand.

In regards to College road the hours suit but still a distance. King Mews am I right in believing the office comes with two free spaces anyway as when we meant the landlord they mention two ? that would cover the comings and goings of Candidates and clients alike, please can you confirm this is the case.

In regards to Trafford court we have 12 spaces so there is no need to find alternative parking for the comings and goings for anyone so don't have that problem here

Regards

Neil Bertman

Divisional Manager

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

Sent: 18 March 2024 16:42

To: Neil Bertman <nbertman@tmrec.com>

Subject: Car Parking - Doncaster Council options

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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. [Uke Street](#)

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 01302 734476 (Int 34476)
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