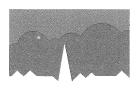
Our Ref: LET/AB/CP/ Your Ref:

Simon Ellis Esq Principal Planning Officer North Herts District Council Council Offices Gernon Road LETCHWORTH GARDEN CITY Hertfordshire SG6 3JF



## LETCHWORTH GARDEN CITY †HERITAGE† FOUNDATION

proud past, bright future

MARILYN HANDS Director of Property

Dear Simon

## THE WYND REDEVELOPMENT, LETCHWORTH GARDEN CITY, HERTFORDSHIRE

Since October 2007, the Heritage Foundation has been seeking to acquire all the interests needed to enable the delivery of the Wynd redevelopment scheme.

We have sought to ensure tenants affected by the development proposals are kept aware of the Heritage Foundation's plans, progress on the scheme and relocation opportunities through direct contact, correspondence and updates to the website <u>www.nextsteps.co.uk</u>. As part of this process, we have met with all parties who have a tenancy or leasehold interest in the Wynd, often on a number of occasions, to try to reach agreement for the acquisition of their interest and where appropriate, to discuss relocation opportunities.

Of the 98 business, residential and other lessees, tenants and occupiers we originally identified, we have agreed or completed terms for the acquisition and/or relocation of 89 of these. To date, terms have been agreed to relocate 25 businesses, with only 3 remaining businesses at the Wynd seeking relocation. Negotiations are on going with these three businesses. The other business affected by the Scheme have decided not to relocate for various reasons including the Foundation only requiring a limited part of their land (leaving their business able to continue to operate from the premises), because the occupiers have chosen to close their business due to retirement, or taken the opportunity to release themselves from their Lease

There is one residential tenant at the Wynd who will need to relocate as a result of the proposals. An alternative property has been offered to this tenant although this was not accepted. We are seeking to continue negotiations with this tenant with a view to reaching agreement.

I have enclosed with this letter a table showing how the Foundation is progressing along with the negotiations this includes where we are agreeing Deeds of Variations to their leases or alternative arrangements to avoid needing their entire interest.

The Heritage Foundation is seeking to offer all persons who the Foundation are aware have rights over the Wynd with alternative rights which will be equivalent to or better than their existing rights. Details such as drainage and utility routes cannot be finalised at this current stage as further work and information will need to be provided by the utility companies. Existing rights of way and continued access to rear of premises can only be resolved when the phasing of The Wynd scheme has been finalised. The Heritage Foundation is however notifying affected parties of the proposals.

The Heritage Foundation is still continuing to try and acquire all the interests within The Wynd area and I am pleased to say that two business tenants, numbers 58 and 4 on the order land, have now re-started negotiations and are discussing possible relocations with us as a result of moving the CPO process forward where previously communication with them was difficult.



Registered Office: Letchworth Garden City Heritage Foundation

ÖUNCIL (8.4.10) Suite 401, The Spirella Building, Bridge Road, Letchworth Garden City, Hertfordshire SG6 4ET Tel: 01462 476007 Fax: 01462 476050 Email: info@lgchf.com Internet: www.lgchf.com

Letchworth Garden City Heritage Foundation is an Industrial and Provident Society with charitable status, Registered No 28211R

Should you require any further information please do not hesitate to contact me.

Yours sincerely

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Marilyn Hands Director of Property

Enc Sheet

	Comments / Current Position	Property Address
	Contracted Out	39 Station Road
	Vacant Vacant	39b Station Road
	Contracted Out	39A Station Road 41 Station Road
	Vacant	41A Station Road
-	vuo an	
3	Solictors instructed on move to 28 Broadway	43 Station Road
	Vacant	45 Station Road
4	Vacant	45A Station Road
	Now talking about possible relocation or	
	merging with Taylors Estates Agents which	47 Station Road
	are part of same group Vacant	49 Station Road
5	Terms agreed with Solicitors for relocation to	43 Station Noad
5	107 Norton Way South	49b/49c Station Road
5	Tenancy At Will	49a Station Road
6	Contracted Out	51 Station Road
	Agreement for lease will be signed this week	
	for 57 Station Road As above	Annex Building & Car Park rear 59 Station Road
	As above In negotiation for surrender of rear land	Annex Building & Car Park rear 59 Station Road Rear land 61 Station Road
	Vacant	Rear store 63 Station Road
	Tenancy At Will	65b Station Road
	In negotiation for surrender of rear land	Rear land 67-69 Station Road
11	Mortgagee	67-69 Station Road
	Surrendered	Rear land 71 Station Road
	Heads of terms agreed and with Solicitors	Rear & side land 73 Station Road
13	Heads of terms agreed and with Solicitors	Rear & side land 73 Station Road
	New spaces will be allocated in Wynd Scheme but tenant has said it will be vacating property	
14	within 6 months	Side & Rear land St Michaels House
	Vacant	Rear Land 107 Norton Way South
16	Assured Shorthold Tenancy	Rear Land 109 Norton Way South
	In negotiations but is worried about access.	
17	Foundation is looking at alternative access.	The Balmoral House Car Park (Space 001)
	Sub Tenant of F Martin. Have offered new	
17	parking space within Wynd Scheme Vacant	The Balmoral House Car Park (Space 001) The Balmoral House Car Park (Space 002)
	Vacant Vacant	The Balmoral House Car Park (Space 002) The Balmoral House Car Park (Space 003)
	Licence	The Balmoral House Car Park (Space 003)
	Will relocate parking space within new Wynd	The Balliola House oal Falk (opage col)
17	scheme	The Balmoral House Car Park (Space 005)
	Will relocate parking space within new Wynd	
17	scheme	The Balmoral House Car Park (Space 006)
10	In discussions with William Sutton Housing	5 I I I I I I I I I I I I I I I I I I I
10	Association to surrender rear garden land. See above	Rear land 119 Norton Way South Rear land 119 Norton Way South
	See above	Rear land 119 Norton Way South
	See above	Rear land 119 Norton Way South
	See above	Rear land 119 Norton Way South
	See above	Rear land 119 Norton Way South
19	Tenancy At Will	Rear & side land 121-123 Norton Way South
20	Acquired following lease regear Acquired following lease regear	Rear & side land 48-52 Leys Avenue
21	Acquired following lease regear	Rear land 46/46a Leys Avenue (Part rear yard) Rear Land 44 Leys Avenue
	Acquired following lease regear	Rear Land 44 Leys Avenue
	Vacant	40-42 Leys Avenue
24	Vacant	38 Leys Avenue
	Solicitors instructed for tenant to move to 48	
	Station Road	11-12 The Wynd
	Vacant Vacant	14 The Wynd
	Vacant Vacant	15 The Wynd
	Vacant	Rear Land 36 Leys Avenue Rear Land 34 Leys Avenue
	Vacant	Fire escape accessway rear of 11 -15 The Wynd
	Lease completed for relocation to Shopping	
31	Centre	32 Leys Avenue
	No tenancy working on behalf of LGCHF	30 Leys Avenue
	Contracted Out	30A Leys Avenue
	Contracted Out	28 Leys Avenue
	Vacant Vacant	28B Leys Avenue
	Rear land surrendered to Foundation	26 Leys Avenue Rear land 22-24 Leys Avenue (First Floor)
	Right of access over land on foot only	Rear land 22 - 24 Leys Avenue
	Right of access over land on foot only	Rear land 22-24 Leys Avenue
	Terms agreed awaiting documentation for	
36	surrender of rear land	Rear land 18-20 Leys Avenue
	Vacant	Footpath between Arcade and Openshaw Way
	Vacant	Fire escape path rear of 10a-16 The Arcade
	Licence	The Rose Car Park, Openshaw Way (Space 001) The Rose Car Park, Openshaw Way (Space 002)
	Licence	The Rose Car Park, Openshaw Way (Space 002) The Rose Car Park, Openshaw Way (Space 003)
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39 Licence	The Rose Car Park, Openshaw Way (Space 030)
39 Licence	The Rose Car Park, Openshaw Way (Space 031)
39 Licence	The Rose Car Park, Openshaw Way (Space 032)
39 Vacant	The Rose Car Park, Openshaw Way (Space 033)
39 Licence	The Rose Car Park, Openshaw Way (Container 001)
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40A Onered 12-14 The Arcade 40B As above	5 The Gallery
40B As above 41 Vacant	3 The Gallery
42 Vacant	4 The Gallery
43 Vacant	6.7.8 & 9 The Gallery
44 Vacant	The Gallery
45 Contracted Out	10 & 11 The Gallery
46 Contracted Out	12 & 13 The Gallery
47 Road Closure Order underway	Highway known as Openshaw Way
48 Licence	The Goodwin Car Park, Openshaw Way (Space 001)
48 Licence	The Goodwin Car Park, Openshaw Way (Space 002)
48 Vacant	The Goodwin Car Park, Openshaw Way (Space 003)
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	Letter sent asking occupier to contact us to	
68	discuss sale of her property	20 Openshaw Way
68	Mortgagee	20 Openshaw Way 20 Openshaw Way
68	AST	22 Openshaw Way
	Vacant	24 Openshaw Way
	AST	26 Openshaw Way
	Party Wall issues only	55 Station Road
	Party Wall issues only	55 Station Road
004	Letter sent asking occupier to contact us to	33 Station Road
60	discuss sale of her property	Bay Window at First Floor Level forming part of 20 Openshaw Way
03	May have drainage/utility rights over rear but	bay window at hist hoor Eeven of hing part of 20 Openshaw way
	otherwise not affected by proposals	53/55 Station Road
	Vacant	57 Station Road
Б		57 Station Road
~	Will surrender land when deal completed on	59 Station Road
U	57 Station Road	59 Station Road
~	Will surrender land when deal completed on	50.01 /
	57 Station Road	59 Station Road
	In negotiation for surrender of rear land	61 Station Road
	Lease completed. Not affected by scheme	63 Station Road
-	Not affected by scheme	65 Station Road
-	Vacant	65A Station Road
	In negotiation for surrender of rear land	67-69 Station Road
	as above	67-69 Station Road
	Land surrendered	71 Station Road
	Heads of terms agreed and with Solicitors	73 Station Road
	Heads of terms agreed and with Solicitors	73 Station Road
	May have drainage/utility rights over rear	75 Station Road
	Vacant	107 Norton Way South
L	Assured Shorthold Tenancy	109 Norton Way South
	Deed of Variation agreed but awaiting	
	completion providing alternative rights of	
M	access to rear of property	111 Norton Way South
	Deed of Variation Completed providing	
N	alternative rights of access to rear of property	113 Norton Way South
	Deed of Variation Completed providing	
0	alternative rights of access to rear of property	115 Norton Way South
	Deed of Variation Completed providing	
Р	alternative rights of access to rear of property	117 Norton Way South
	No rights of access over CPO land	119 Norton Way South
	No rights of access over CPO land	119 Norton Way South (Flat 1)
	No rights of access over CPO land	119 Norton Way South (Flat 2)
	Assured Shorthold Tenancy	119 Norton Way South (Flat 3)
	Assured Shorthold Tenancy	119 Norton Way South (Flat 4)
	No rights of access over CPO land	119 Norton Way South (Flat 5)
	Vacant	121-123 Norton Way South
	In negotiations but is worried about access.	
9	Foundation is looking at alternative access.	72 Leys Avenue
0	In negotiations but is worried about access.	12 Eeys Avenue
т	Foundation is looking at alternative access.	70 Levs Avenue
	In negotiations but is worried about access.	To Leys Avenue
	Foundation is looking at alternative access.	66 Levs Avenue
0	In negotiations but is worried about access.	00 Leys Avenue
	Foundation is looking at alternative access.	60, 62 & 64 Leys Avenue
v	In negotiations but is worried about access.	00, 02 & 04 Leys Avenue
14/		56-58 Leys Avenue
vv	Foundation is looking at alternative access.	50-56 Leys Avenue
~	In negotiations but is worried about access. Foundation is looking at alternative access.	54 Leys Avenue
	Acquired following lease regear	
, T	Acquired following lease regear Acquired following lease regear	48 - 52 Leys Avenue 48 - 52 Leys Avenue
, Y	Acquired following lease regear	40 - 52 Leys Avenue
	Acquired following lease regear	48 - 52 Leys Avenue
Ŷ	Acquired following lease regear	48 - 52 Leys Avenue
Y.	Acquired following lease regear	48 - 52 Leys Avenue
Ŷ	Acquired following lease regear	48 - 52 Leys Avenue
Y -	Acquired following lease regear	48 - 52 Leys Avenue
4	Acquired following lease regear	46 Leys Avenue
4	Acquired following lease regear	46 Leys Avenue 46 Leys Avenue
	Acquired following lease regear	
A1	In negotiations with Occupier	44 Leys Avenue
	Vacant	42 Leys Avenue
	Vacant Vacant	40 Leys Avenue
		38 Leys Avenue
E1	Not affected by scheme	36 Leys Avenue
	Vacant	34 Leys Avenue
61	Vacant	22 - 24 Leys Avenue
	Terms agreed awaiting documentation for	10 00 Java Avenue
- 11	surrender of rear land	18 - 20 Leys Avenue
н1	Not affected by scheme	18 - 20 Leys Avenue (First Floor)
14	Any parking spaces taken will be replaced in New scheme	St Mishada Havaa Nartaa Way South
11	New scheme Wayleave	St Michaels House, Norton Way South Cable Run - Land R/O 20 - 26 Openshaw Way (HD460614)
	Wayleave	Cable Run - Land R/O 20 - 26 Opensnaw Way (HD460614) Cable Run - Land at The Gallery, Openshaw Way (HD460642)
	** ayloavo	Cable Run - Land at the Gallery, Openshaw way (10400042)

		Base Position - Oct 20	08	Current Position - JAN 2010		
otal Number of usinesses	No Need to relocate *	Businesses on Contracted out tenancies who took property knowing proposals as temporary basis	Businesses that needed to be relocated	Business that have agreed alternative premises / with solicitors	Relocation property identified and in negotiation	Remaining to be relocate
68	30	10	28	25	1	2
		Base Position - Oct 20	08	Current Position - OCT 2009		
otal Number of usinesses	No Need to relocate *	Businesses on Contracted out tenancies who took property knowing proposals as temporary basis	Businesses that needed to be relocated	Business that have agreed alternative premises / with solicitors	Relocation property identified and in negotiation	Remaining to be relocate
68	30	10	28	25	1	2
-				Current Desition IIINE 2009		
Base Position - JUNE 2008			Current Position - JUNE 2008			
otal Number of Susinesses	No Need to relocate *	Businesses on Contracted out tenancies who took property knowing proposals as temporary basis	Businesses that needed to be relocated	Business that have agreed alternative premises / with solicitors	Relocation property identified and in negotiation	Remaining to be relocate
68	30	10	28	7	18	3
		Base Position - May 20	08	Current Position - May 2008		
otal Number of Businesses	No Need to relocate *	Businesses on Contracted out tenancies who took property knowing proposals as temporary basis	Businesses that needed to be relocated	Business that have agreed alternative premises / with solicitors	Relocation property identified and in negotiation	Remaining to be relocate
68	30	10	28	6	19	3
						•
Base Position - Feb 2008		Current Position - Feb 2008				
		Businesses on Contracted out tenancies who took	Businesses that needed to be relocated	Business that have agreed alternative	Relocation property identified and in	Remaining to be relocat
otal Number of Susinesses	No Need to relocate *	property knowing proposals as temporary basis		premises / with solicitors	negotiation	
	No Need to relocate *	proposals as	32	premises / with solicitors	negotiation	12
usinesses		proposals as temporary basis	32			12
usinesses		proposals as temporary basis				12
usinesses		proposals as temporary basis		4		
otal Number of	26	proposals as temporary basis 10 Base Position - Jan 20 Businesses on Contracted out tenancies who took propoerty knowing proposals as	08	4 Current Position - Jan 2008 Business that have agreed alternative	16 Relocation property identified and in	12 Remaining to be relocate