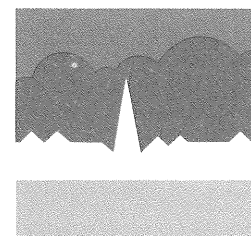


12 February 2010

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 www.nextsteps.co.uk. 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.



COUNCIL (8.4.10)

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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

A handwritten signature in black ink that reads "Marilyn Hands". The signature is written in a cursive style with a long, sweeping underline.

Marilyn Hands
Director of Property

Enc Sheet

WYND REDEVELOPMENT SITE - BUSINESSES AFFECTED						
Base Position - Oct 2008				Current Position - JAN 2010		
Total 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 relocated
68	30	10	28	25	1	2
Base Position - Oct 2008				Current Position - OCT 2009		
Total 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 relocated
68	30	10	28	25	1	2
Base Position - JUNE 2008				Current Position - JUNE 2008		
Total 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 relocated
68	30	10	28	7	18	3
Base Position - May 2008				Current Position - May 2008		
Total 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 relocated
68	30	10	28	6	19	3
Base Position - Feb 2008				Current Position - Feb 2008		
Total 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 relocated
68	26	10	32	4	16	12
Base Position - Jan 2008				Current Position - Jan 2008		
Total 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 relocated
68	22	10	36	4	15	17