

Peter Doble

From: Peter Doble
Sent: 16 February 2016 15:44
To: 'Bob Souster'; Christopher Clark
Cc: Margaret Gallagher; Oliver Gordon; Chimi Shakohoxha; Alex Rivers; Jonathan Winckworth; Keith Thompson (KeithThompson@vanderpumps.co.uk)
Subject: RE: Spruce Hills Road WFC - Heads of Terms

Bob

Thanks for this. We would be very keen to complete by 31 March as well

I have checked and our Principal and Chair of the Corporation will be available in the second half of March for signing etc.

Regards

Peter

From: Bob Souster [mailto:Bob.Souster@circle.org.uk]
Sent: 16 February 2016 10:30
To: Christopher Clark
Cc: Peter Doble; Margaret Gallagher; Oliver Gordon; Chimi Shakohoxha; Alex Rivers; Jonathan Winckworth
Subject: RE: Spruce Hills Road WFC - Heads of Terms

Hi Chris – many thanks for the heads of terms – it would be helpful if we could complete before the end of March 2016 from our perspective – is that do-able?

We aren't expecting the SI report until 7th March but we would aim to compress the time between exchange and completion. Do you know if there would be any problems with that from the College's perspective (e.g. getting documents signed/sealed etc.).

All the best

Bob

From: Christopher Clark [mailto:C.Clark@glenny.co.uk]
Sent: 12 February 2016 18:34
To: Bob Souster
Cc: Peter Doble (Peter.Doble@waltham.ac.uk); margaret.gallagher@waltham.ac.uk; Oliver Gordon
Subject: Spruce Hills Road WFC - Heads of Terms

Bob

Please see the attached Heads of Terms. They should hopefully cover the points that we discussed at our meeting on 22nd January.

Several points to note:

1. Overage is based on the figure stated in your offer letter (£15k per habitable room) but is RPI linked.
2. The College would be obliged to re-locate the operational utilities which cross the footprint of the building shown in the Richard Hopkinson scheme dated 11th September 2015 (attached). This means that in all likelihood most of the operational utilities will be move, excluding the drainage pipe, which supposedly runs down the western flank of the site. In case the services are mapped incorrectly, rather than referring to specific services at this stage we have focussed on the *principle* of relocation – for example, if there was an operational utility found which affected the Richard Hopkinson building footprint it would be caught by the

clause, despite it not being specifically referred to in the HoT/contract documentation. Part of the reason for this is that we're not convinced of the accuracy of the Sumo plan dated 29th January, particularly since it's not clear whether the gas pipe has been picked up. However, HoT aside and for practical purposes it will still be necessary to have an accurate survey plan showing the services so the College know what has to be relocated. Are you planning to carry out further survey work in this regard?

3. If Circle wished for any further services to be moved onto College retained land they Circle would be able to do this but at Circle's own cost.
4. The College would need to approve proposed boundary treatment, such approval not to be unreasonably withheld or delayed.
5. Use of the Property would be restricted to B1 or C uses classes.

One you've had a chance to consider, I'd be grateful if you can let me know whether the HoT are agreed. Once we have agreement, both parties will be able to get solicitors instructed. On this point, can you please let me know which solicitors will be handling this for you and fill in the HoT accordingly please?

Furthermore, I'd be grateful if you could let me know how you're getting on with the valuation and anticipated conditional board approval.

Please copy in Peter Doble and Margaret Gallagher on any emails.

Regards

Chris

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