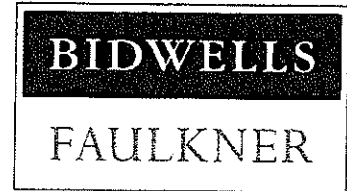


Your ref: GAD/SCA/PLASEC.2876
Our ref: DPB/rs/4/24823
dd:
df: 01923 272819
e: 01923 262670
Date: derek.bromley@bidwells.co.uk
17 June, 2009



BY E-MAIL : gary.duthie@scambs.gov.uk

BY FAX : 01954 713150

WITHOUT PREJUDICE

49 High Street
Kings Langley
Hertfordshire WD4 9HU
t: 01923 264264
f: 01923 260674
bidwells.co.uk

Mr G Duthie
The Legal Office
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge CB23 6EA

Dear Mr Duthie,

Residential Development at Ashwell Road, Steeple Morden

I refer to your faxed letter and e-mail of 12 June, and thank you for your prompt response following your meeting with Officers.

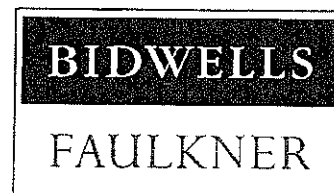
Your letter leaves no doubt in the mind of the reader that the Council is unwilling to negotiate or agree a figure which is less than £120,000 and I refer "must be on the basis that your client's offer is revised to no less than £120,000" and "any recommendation to accept a commuted sum for less than the figure I mention in the circumstances here will be very unlikely to be entertained".

The view of the Council in arriving at the figure is :

1. A sum broadly equivalent to provide alternative provision elsewhere for two affordable housing units; and
2. It is clearly in no doubt it would be successful in Court proceedings for Declaration of Enforceability.

In arriving at the Without Prejudice offer, my clients have :

- (a) had regard to the difference in the Private Market Housing Value and the Affordable Housing (Shared Ownership) Value; and
- (b) the case for the Court declaring that the terms of the Unilateral Undertaking have been satisfied.



As explained in our recent telephone discussion, we had expected the Council to come back at £100,000 in the hope of settling the matter at £75,000. The reason for this relates to the approach used by Marchfield. The local Agents have provided a suggested asking price of £350,000 for both properties (see attached) and the Cambridge Housing Association were earlier this year buying the said properties for £250,000. The difference of £100,000 represents the enhanced value Marchfield would receive, if the Affordable Unilateral Undertaking Obligations were removed.

Reluctantly, and for reasons I do not know, my client has made the decision to offer £120,000 (one hundred and twenty thousand pounds) for the release of the Unilateral Undertaking relating to the Affordable Housing Obligation, subject to :

1. Each party meeting its own costs;
2. Members' approval at the June meeting, and concluding the documentation within 28 days;
3. Payment to be made on the sale of each unit viz. £60,000 per unit sale, but, in any event, no later than twelve months from the Deed of Variation between Marchfield and the Council.

Please put this to Members.

Yours sincerely,

A handwritten signature in black ink, appearing to read "DEREK BROMLEY", written over a horizontal line.

DEREK BROMLEY

Enc.

william h brown

Our Ref: ARG/CC

Date: 6th May 2009

F 7 MAY 2009

Mr R James
Marchfield Developments
Chells Manor
Chells Lane
Stevenage
Herts SG2 7AA

Reply to: 54A High Street, Royston, Hertfordshire SG8 9AW
Telephone No: (01763) 242988 Fax No: (01763) 242669

Dear Richard

Re: 1A and 1B Steeple Gate, Steeple Morden, Nr Royston, Herts

Further to your recent instructions for us to carry out a valuation on the above properties I have pleasure in confirming that we inspected the same on Tuesday 5th May 2009. The properties were found to be a pair of two bedroom semi-detached new build homes in a quiet location on the outskirts of this attractive south Cambridgeshire village.

For marketing purposes we would suggest the properties are placed on the market at £175,000 and any close offers given serious consideration. We enclose some comparable two bedroom homes that have recently been sold in Royston.

We arrive at these valuations taking into consideration current market conditions and assuming that the properties are structurally sound and free from any restrictive covenants or encumbrances. We will also take this opportunity to point out this valuation is based only on a brief visual inspection and we have not carried out a full structural survey.

We trust this is of some assistance to you but if you require any further information please do not hesitate to contact me.

Yours sincerely

Tony Green
For william h brown

www.sequencehome.co.uk

Member

