



Homes
England

Date: 8 June 2022

Our Ref: RFI3845

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Making homes happen

██████████
By Email Only

Information Governance Team
Homes England
Windsor House – 6th Floor
50 Victoria Street
London
SW1H 0TL

Dear ██████████

RE: Request for Information – RFI3845

Thank you for your request for information which was processed in accordance with the Freedom of Information Act 2000 (FOIA).

You requested the following information:

In Relation To Former Turner Brothers Asbestos Works ,Rochdale

- 1. All documentation (including internal communications, memoranda, notes and meeting/committee minutes) held by Homes England relating to former Turner Brothers Asbestos Works Rochdale between the dates specified above.*
- 2. All documentation (including telephone records agendas ,minutes and meeting notes)of meetings which Homes England have had with Rochdale Metropolitan Borough Council and it`s officers , Rochdale Development Agency (Invest In Rochdale)and it`s officers , the HSE, the Environment Agency , Mr Martin Greenwood and any Company associated with him (including but not limited to ESG Ltd, ESG Trading Ltd.,Envestigate Ltd.and Spodden Park Ltd), relating to the former Turner Brothers Site between the dates specified above.*

Response

We can inform you that we do hold information in the scope of your request. Please find attached Annex A, which contains the information held by Homes England in scope of both 1 and 2 in your request.

However, some information held has been redacted and further withheld in its entirety as it is exempt from disclosure under the following exemptions:

Section 40 – Personal information

We have redacted information on the grounds that it constitutes third party personal data and therefore engages section 40(2) of the FOIA.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

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Section 40 is an absolute exemption which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exemption is engaged.

The full text in the legislation can be found on the following link:

<https://www.legislation.gov.uk/ukpga/2000/36/section/40>

Section 43 - Commercial interests

Under section 43(2) Homes England is not obliged to disclose information that would, or would be likely to, prejudice the commercial interests of any party.

Some information that falls in scope in relation to this site engages section 43(2) of the FOIA as it is commercial in nature and its release would be likely to prejudice the commercial interests of Homes England and other interested parties to the information.

Homes England has identified that the information requested, if released, would be likely to prejudice the effective operation of our position in the commercial market, and the ability to achieve competitive value for money.

Section 43 is a qualified exemption. This means that once we have decided that the exemption is engaged, Homes England must carry out a public interest test to assess whether or not it is in the wider public interest for the information to be disclosed.

Arguments in favour of disclosure:

- Homes England acknowledges there is a general public interest in promoting accountability, transparency, public understanding and involvement in how Homes England undertakes its work and how it spends public money; and
- Homes England acknowledges there is a public interest in disclosure of commercial information to help secure best use of public resources and ensuring fair commercial competition in a mixed economy.

Arguments in favour of withholding:

- The information withheld under this exemption consists of internal scoring and guidance regarding our procurement mechanisms. To release this information would give third parties unfair advantage if they knew how Homes England assesses and deliberate commercial submissions. This would be likely to result in tenders being submitted that were not accurate or reflective of the potential service. This would put Homes England at risk of awarding future tenders to partners that were potentially unable to fulfil the requirements of the awarded contracts. This would put a significant amount of public money at risk, which would not be in the public interest; and
- Information held in relation to estimated remediation costs on the site should not be released to the public domain. If the information were released it would be likely to impact any future development or remediation at this site. If third parties knew the value/liability of these potential costs it would be likely to inflate any future tenders for works from other parties. This would not be in the public interest as it is likely the local authority would be involved in any potential development/remediation. Therefore public funds are likely to be involved and could be unnecessarily inflated, which would not be in the public interest;
- Information held consisting of a report received and commissioned by a third party which contains their commercial information should not be released. The report relates to works not yet undertaken and



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therefore the information contained within is commercially sensitive to them in terms of pricing, services and their place in the market in which they operate. It would not be in the public interest for Homes England to release this report as it would be likely to inflate prices at a site that may yet have public funding. Furthermore, if Homes England were to release commercially sensitive information of third parties, other or future parties would be likely to be unwilling to work with us. This would not be in the public interest as Homes England would be less likely to be able to fulfil its strategic plan as set out by government;

- Information held relating to internal appraisals in relation to development and viability options should not be disclosed to the public domain. The information was created internally with the expectation that it would not be disclosed to the public or other interested parties. Homes England must have a 'safe space' to assess and deliberate where public funding or intervention by ourselves as the government's housing accelerator will be most successful and represent best value for public money. As Homes England operate in a commercial market, it is imperative that these discussions/decisions are made without fear of disclosure. Disclosure of information relating to scoring mechanisms, appraisals, and assumptions used would be likely to impact the ability of Homes England to have open, honest discussions regarding spending of public money, which would not be in the public interest;
- Information held which consists of Homes England undertaking due diligence/ customer checks and the process and requirements for doing so should not be disclosed. To release the detail of our checks on potential partners to the public domain would be likely to put Homes England at risk of fraud or other criminal intent from third parties. As Homes England operate in a commercial market this would not be in the public interest as it could put public money at risk of misuse; and
- Homes England has been unable to identify a wider public interest in disclosing the information requested.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

The full text of the legislation can be found on the following link:

<https://www.legislation.gov.uk/ukpga/2000/36/section/43>

Section 41 – Information provided in confidence

Under section 41(1)(b) of the FOIA Homes England is not obliged to disclose information to the public if it would constitute a breach of confidence.

Sensitive company information provided in confidence by a third party which is held by Homes England and falls within the scope of your request engages section 41 of the FOIA. This information, consisting of company details regarding entity, trusts and authorised signatories is information that has been provided to Homes England in confidence and with the expectation that it will not be publicly disclosed.

Although section 41 of the FOIA is an absolute exemption and there is no requirement to conduct a full public interest test, we can confirm that we've considered the public interest as a breach of confidence may not be actionable if there is an overriding public interest in disclosure. We feel that there is no overriding public interest in favour of disclosure.

The full text of the legislation can be found on the following link;

<https://www.legislation.gov.uk/ukpga/2000/36/section/41>



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Our Ref: RFI3845

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Section 42 – Legal Professional Privilege

Under section 42(1) of the FOIA Homes England is not obliged to disclose information that constitutes advice given under legal professional privilege (LPP), or information which sets out that advice. Section 42 protects confidential communications between lawyers and clients which is a fundamental principle of English law.

Section 42 is a qualified exemption. This means that once we have decided that the exemption is engaged, Homes England must carry out a public interest test to assess whether it is in the wider public interest for the information to be disclosed.

Arguments in favour of disclosure:

- Homes England acknowledges there is a general public interest in promoting accountability, transparency, public understanding and involvement in how Homes England undertakes its work and how it spends public money; and
- Homes England acknowledge release of this category of information could help ensure justice and fair treatment and uphold public perception of Homes England's integrity as a public body.

Arguments in favour of withholding:

- Homes England believes that there is a strong argument to withhold the information held in order to safeguard full and frank legal advice, which in turn is fundamental to the administration of justice. For clients to receive independent legal advice is a fundamental principle of English law and it is not in the public interest for this principle to be diminished.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

The full text of the legislation can be found on the following link;

<https://www.legislation.gov.uk/ukpga/2000/36/section/42>

Right to Appeal

If you are not happy with the information that has been provided or the way in which your request has been handled, you may request an internal review. You can request an internal review by writing to Homes England via the details below, quoting the reference number at the top of this letter.

Email: infogov@homesengland.gov.uk

The Information Governance Team
Homes England – 6th Floor
Windsor House
50 Victoria Street
London
SW1H 0TL

Your request for review must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response. Failure to meet this criteria may lead to your request being refused.



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Email: infogov@homesengland.gov.uk

Upon receipt, your request for review will be passed to an independent party not involved in your original request. We aim to issue a response within 20 working days.

You may also complain to the Information Commissioner's Office (ICO) however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link:

<https://ico.org.uk/>

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

The Information Governance Team
For Homes England

OFFICIAL

s. 40(2)

From: s. 40(2)
Sent: 18 May 2021 08:46
To: s. 40(2)
Cc: s. 40(2)
Subject: RE: TBA site documents

s. 40(2)

If we were to buy this site by 31st March do you think we could get BHF from the CA for all or part of the s. 43 remediation costs ? We would then have 3 years to secure planning, remediate and start on site with housing building by 31st March 2025 (1st phase) is my understanding. By October we should have a the defined remediation strategy/cost and thus confirm the £ ask of the BHF.

If we can secure BHF that changes the risk profile and case for acquisition for the better

s. 40(2)

s. 40(2)
s. 40(2)
Mobile:s. 40(2)



Churchgate House
56 Oxford St
Manchester
M1 6EU

OFFICIAL

From: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Sent: 12 May 2021 11:10
To: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Subject: FW: TBA site documents

OFFICIAL

From: s. 40(2) <s. 40(2)@Rochdale.Gov.UK>
Sent: 08 October 2020 15:32
To: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Subject: TBA site documents

Good afternoon s. 40(2)

Following your meeting with s. 40(2) earlier this week, please see attached documents relating to the housing infrastructure fund for the TBA site

Kind regards,

s. 40(2)

s. 40(2)

Planning & Development



 s. 40(2)

 s. 40(2) rochdale.gov.uk

Rochdale Borough Council
Floor 3, Number One Riverside
Smith Street, Rochdale, OL16 1XU

To access our services go to www.rochdale.gov.uk
For news and social media updates go to www.rochdale.gov.uk/news

Please consider the environment before printing this email.

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Service of documents by email is not accepted



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As a public body, Rochdale Borough Council may be required to disclose this email (or any response to it) under the Freedom of Information Act 2000, unless the information in it is covered by one of the exemptions within the Act.



Homes
England

Homes England Multidisciplinary Technical Services Framework 2019-2023

Framework Suppliers

- AECOM Limited
- Amey OW Limited
- Arcadis Consulting (UK) Ltd
- Atkins Limited
- BDP
- Curtins Consulting Limited
- East Hampshire District Council – RegenCo
- Gleeds Advisory Ltd
- GVA Grimley Limited (trading as Avison Young)
- Jacobs U.K Limited
- Karakusevic Carson Architects LLP
- Mace Limited
- Ove Arup & Partners Ltd
- Pell Frischmann Consultants Ltd
- Stantec UK Limited (was Peter Brett Associates LLP)
- Tibbalds CampbellReith Joint Venture
- Turner & Townsend Project Management Limited
- Wood Group UK Limited (was Wood Environment & Infrastructure Solutions UK Limited)
- WSP UK Ltd
- Tetra Tech Limited (was WYG Engineering Limited)

s. 40(2)

From: s. 40(2)
Sent: 18 May 2021 09:29
To: s. 40(2)
Cc: s. 40(2) | s. 40(2)
Subject: RE: RSK (Frodsham Office) and TDD panel info.
Attachments: Technical Due Diligence Comissioning Information .docx; 20210105-Homes-England-Procurement-Guidance-Single-Tenders.docx

Hi s. 40(2)

Pls see attached info on the TDD panel. As we work in the north, please can you contact me as oppose to s. 40(2) in the first instance as referred to on the first page.

s. 43

s. 43

s. 43

As always, let me know if you have any questions.

Kind regards

s. 40(2)

s. 40(2)

Development Services



Tel: s. 40(2) Mobile: s. 40(2)

Email: s. 40(2) [homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)

1st Floor Lateral, 8 City Walk, Leeds, Ls11 9AT

[@HomesEngland](#)

Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk

From: s. 40(2) <s. 40(2)@homesengland.gov.uk>

Sent: 14 May 2021 16:30

To: s. 40(2) <s. 40(2)@homesengland.gov.uk>

Cc: s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>

Subject: RE: RSK (Frodsham Office)

Thanks **s. 40(2)** So complicated to the uninitiated !!! I'd say, from what I currently know of the site, RSK are the only people who can advise us. The current landowner commissioned RSK to the tune of **s. 43** to assess the extent and cost of the remediation. It's a former asbestos factory so a lot of remediation and a lot of knowledge. I will be able to get a copy of the RSK report and from there we can determine how much work has gone into it and how much knowledge they hold. I've no reason to doubt the owners agent but **s. 43** seems a lot GI surveying and report, but it is a 74 acre site.

However, this probably leads us down the **s. 43** to summarise their overall knowledge of the site and provide an idea of remediation cost, any further SI work required and net developable area, plus **s. 43** to get some highways advise which is the other development constraint.

s. 40(2)

s. 40(2)

s. 40(2)

Mobile: **s. 40(2)**



Churchgate House
56 Oxford St
Manchester
M1 6EU

OFFICIAL

From: **s. 40(2)** <**s. 40(2)** homesengland.gov.uk>
Sent: 14 May 2021 16:03
To: **s. 40(2)** <**s. 40(2)** homesengland.gov.uk>
Cc: **s. 40(2)** <**s. 40(2)** homesengland.gov.uk>; **s. 40(2)** <**s. 40(2)** homesengland.gov.uk>
Subject: RE: RSK (Frodsham Office)

Hi **s. 40(2)**

s. 43

S. 43

Kind regards

s. 40(2)
s. 40(2)

Development Services



Tel: s. 40(2) Mobile: s. 40(2)

Email: s. 40(2) [homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)

1st Floor Lateral, 8 City Walk, Leeds, Ls11 9AT

[@HomesEngland](#)

Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk

From: s. 40(2) <s. 40(2)@homesengland.gov.uk>

Sent: 14 May 2021 15:55

To: s. 40(2) <s. 40(2)@homesengland.gov.uk>

Cc: s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>

Subject: RE: RSK (Frodsham Office)

s. 43

s. 40(2)
s. 40(2)

Mobile: s. 40(2)



Homes
England

Churchgate House
56 Oxford St
Manchester
M1 6EU

OFFICIAL

From: s. 40(2) <s. 40(2)@homesengland.gov.uk>

Sent: 14 May 2021 15:51

To: s. 40(2) <s. 40(2)@homesengland.gov.uk>

Cc: s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>

Subject: RE: RSK (Frodsham Office)

Hi s. 40(2)

s. 43

s. 40(2)

Development Services



Tel: s. 40(2) Mobile: s. 40(2)

Email: s. 40(2) [homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)

1st Floor Lateral, 8 City Walk, Leeds, Ls11 9AT

[@HomesEngland](#)

Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk

From: s. 40(2)

Sent: 14 May 2021 15:31

To: s. 40(2) <s. 40(2)@homesengland.gov.uk>

Cc: s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>

Subject: RE: RSK (Frodsham Office)

Hi s. 40(2)

s. 43

Kind regards

s. 40(2)

s. 40(2)

Development Services



Tel: s. 40(2) Mobile: s. 40(2)

Email: s. 40(2) [homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)

1st Floor Lateral, 8 City Walk, Leeds, Ls11 9AT

[@HomesEngland](#)

Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk

From: s. 40(2) <s. 40(2)@homesengland.gov.uk>

Sent: 14 May 2021 10:55

To: s. 40(2) <s. 40(2)@homesengland.gov.uk>

Cc: s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>

Subject: RSK (Frodsham Office)

s. 40(2)

s. 43

Thanks

s. 40(2)

s. 40(2)

s. 40(2)

Mobile: s. 40(2)



Homes
England

Churchgate House
56 Oxford St
Manchester
M1 6EU

OFFICIAL

s. 40(2)

From: s. 40(2)
Sent: 18 May 2021 08:39
To: s. 40(2)
Subject: FW: Rochdale - Rooley Road Site

s. 40(2)

s. 42

Thanks

s. 40(2)

s. 40(2)
s. 40(2)
Mobile: s. 40(2)



Homes
England

Churchgate House
56 Oxford St
Manchester
M1 6EU

OFFICIAL

From: s. 40(2) <s. 40(2)@Hawksford.com>
Sent: 18 May 2021 08:35
To: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Cc: s. 40(2) <s. 40(2)@uklandandproperty.com>
Subject: RE: Rochdale - Rooley Road Site

Hi s. 40(2)

Obviously we both have our own standard NDAs but send yours across and we will be happy to consider it

Kind regards

s. 40(2)

s. 40(2)
s. 40(2)

Hawksford

CORPORATE | PRIVATE CLIENT | FUNDS

In response to COVID-19

Hawksford has taken a number of precautionary measures to protect the health and wellbeing of our staff, clients and communities, based on current guidance from relevant governments and specialists. An increased number of our staff are working remotely, we have cancelled all business travel, and we encourage staff to minimise face-to-face meetings in the short term, preferring video conference and telephone. Hawksford is a business that applies best practice governance, communication and technology to good use for our international clients, and we will continue to do our utmost to ensure uninterrupted service. Please liaise with your usual Hawksford contact in the first instance, or visit Hawksford.com/coronavirus for the latest updates.

T: s. 40(2)
Hawksford House
15 Esplanade
St Helier
Jersey JE1 1RB
Channel Islands

Hawksford.com | GuideMeSingapore.com | GuideMeHongKong.com | [Linkedin](https://www.linkedin.com/company/hawksford/) | [Twitter](https://twitter.com/hawksford/) | [WeChat](https://www.wechat.com/)

Find Hawksford regulatory information & privacy notice [here](#).

From: s. 40(2) <s. 40(2) homesengland.gov.uk>
Sent: 18 May 2021 08:32
To: s. 40(2) <s. 40(2) Hawksford.com>
Cc: s. 40(2) <s. 40(2) uklandandproperty.com>
Subject: RE: Rochdale - Rooley Road Site



s. 42

s. 40(2)

s. 40(2)
s. 40(2)
Mobile: s. 40(2)



Homes
England

Churchgate House
56 Oxford St
Manchester
M1 6EU

OFFICIAL

From: s. 40(2) <s. 40(2) Hawksford.com>
Sent: 17 May 2021 16:39
To: s. 40(2) <s. 40(2) homesengland.gov.uk>
Cc: s. 40(2) <s. 40(2) uklandandproperty.com>
Subject: RE: Rochdale - Rooley Road Site

Dear s. 40(2)

Please find attached NDA for your review and signature

s. 41

For the record should you proceed with the acquisition and wish to engage with RSK then we would not stand in the way of such arrangement given RSK's particular skills and expertise

Kind regards

s. 40(2)

s. 40(2)
2)

Hawksford

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In response to COVID-19

Hawksford has taken a number of precautionary measures to protect the health and wellbeing of our staff, clients and communities, based on current guidance from relevant governments and specialists. An increased number of our staff are working remotely, we have cancelled all business travel, and we encourage staff to minimise face-to-face meetings in the short term, preferring video conference and telephone. Hawksford is a business that applies best practice governance, communication and technology to good use for our international clients, and we will continue to do our utmost to ensure uninterrupted service. Please liaise with your usual Hawksford contact in the first instance, or visit [Hawksford.com/coronavirus](https://www.hawksford.com/coronavirus) for the latest updates.

T: s. 40(2)
Hawksford House
15 Esplanade
St Helier
Jersey JE1 1RB
Channel Islands

[Hawksford.com](https://www.hawksford.com) | [GuideMeSingapore.com](https://www.guideme.com.sg) | [GuideMeHongKong.com](https://www.guideme.com.hk) | [Linkedin](https://www.linkedin.com) | [Twitter](https://twitter.com) | [WeChat](https://www.wechat.com)

Find Hawksford regulatory information & privacy notice [here](#).

From: s. 40(2) <s. 40(2)uklandandproperty.com>
Sent: 17 May 2021 16:09
To: s. 40(2) <s. 40(2)homesengland.gov.uk>
Cc: s. 40(2) <s. 40(2)Hawksford.com>
Subject: Re: Rochdale



Yes s. 40(2) that should be fine, just add nominated consultants as and when needed.

Regards,

s. 40(2)

s. 40(2)

> On 17 May 2021, at 16:07, s. 40(2) <s. 40(2)homesengland.gov.uk> wrote:
>

> s. 40(2)

>

> s. 43 [REDACTED] Is it possible the NDA can be with Homes England and any consultants we nominate, if we're unable to use RSK ? If needs be our nominated consultant can be first agreed with yourselves if we cannot identify them now, as until we look at the RSK report we're won't know who best to use

>

> Regards

>

> s. 40(2)

>

> s. 40(2)

> s. 40(2)

> Mobile: s. 40(2)

>

>

> Churchgate House

> 56 Oxford St

> Manchester

> M1 6EU

>

>

> OFFICIAL

>

> -----Original Message-----

> From: s. 40(2) <s. 40(2)uklandandproperty.com>

> Sent: 17 May 2021 13:35

> To: s. 40(2) <s. 40(2) hawksford.com>

> Cc: s. 40(2) <s. 40(2) homesengland.gov.uk>

> Subject: Rochdale

>

> Afternoon s. 40(2)

>

> Further to our call last week, I am introducing s. 40(2) in order that we can arrange for an NDA to be executed to give access to the RSK database.

>

> s. 40(2) could you let s. 40(2) know which entity from your side needs to be party to the agreement, or is it as simple as Homes England? s. 43 [REDACTED]

>

> I am catching up with s. 40(2) again later to day to see how to move things forward.

>

> Regards,

>

> s. 40(2)

>

> _____

>

> Homes England is the trading name of the Homes and Communities Agency. Our address for service of legal documents is One Friargate, Coventry, CV1 2GN. VAT no: 941 6200 50. Unless expressly agreed in writing, Homes England accepts no liability to any persons in respect of the contents of this email or attachments.

>

> Please forward any requests for information to: infogov@homesengland.gov.uk
<<mailto:infogov@homesengland.gov.uk>>

>

> CONFIDENTIALITY AND PRIVACY

> This message is intended solely for the addressee and may contain confidential information. If you have received

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 18 MAY 2021 AT 10:11:18. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, FYLDE OFFICE.

TITLE NUMBER: GM647719

There is no application or official search pending against this title.

A: Property Register

This register describes the land and estate comprised in the title.

GREATER MANCHESTER : ROCHDALE

- 1 (29.10.1993) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land and buildings on the north side of Rooley Moor Road, Rochdale.
- 2 (29.10.1993) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (29.10.1993) By a Conveyance dated 9 August 1921 made between (1) Albert Henry Royds (Vendor) (2) Malcolm Romer and Myles Fenton Davies and (3) W.R. Ashworth Limited the land edged and numbered 1 and 2 in blue on the filed plan with other land was expressed to be conveyed so as to include (so far as the Vendor could grant the same) one half of the River Spodden so far as the same was contiguous with the said land. The said part of the river is included in this title so far only as the Vendor could convey the same.
- 4 (29.10.1993) By an Conveyance dated 25 September 1933 made between (1) Albert Henry Royds (Vendor) (2) Malcolm Romer and John William Arthur Earle (3) Spod Road Estate Limited and (4) Turner & Newall Limited the land edged and numbered 3 and 9 in blue on the filed plan was expressed to be conveyed so as to include (so far as the Vendor could grant the same) such portions of the bed, banks and walls of the River Spodden as were contiguous with the said land. The said portions are included in this title so far only as the Vendor had power to convey the same.
- 5 (29.10.1993) The Conveyance dated 25 September 1933 referred to above contains the following provision:-

"PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED as follows :-

(a) The lands hereby conveyed are so conveyed subject to all rights relating to main party division or boundary walls or fences drains ways water light and other easements or rights in the nature of easements affecting the same respectively

.....
..

(c) The Purchasers and their successors in title shall not be entitled to any easement or right of light air or otherwise which would in any manner restrict or interfere with the free use of any property of the Vendor or the Road Company adjoining the lands and premises hereby conveyed or any of them or any part thereof for any purpose and these presents shall not be deemed or construed to imply the grant of any such right"
- 6 (29.10.1993) The land edged and numbered 4 in blue on the filed plan was formerly leasehold held under a Lease dated 11 September 1663 made between (1) John Healey and (2) Robert Bathe for a term of 1000 years from 11 September 1663. A Deed dated 31 December 1934 made by Turner & Newall Limited declared that the said term of years was enlarged into

A: Property Register continued

the fee simple. The registered title is subject to all rights preserved under the provisions of Section 153(8) of the Law of Property Act 1925.

- 7 (29.10.1993) A Deed of Exchange and Conveyance which affects the land edged and numbered 5 in blue on the filed plan dated 29 October 1936 made between (1) Turner & Newall Limited ("the Public Company") (2) Samuel Turner and Company Limited ("the Private Company") and (3) Rochdale Corporation ("the Corporation") contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED by and between the Public Company the Private Company and the Corporation that the Public Company and the Corporation may at any time or times build on any land belonging to the Public Company and the Corporation respectively adjoining any of the plots of land hereby conveyed by the Public Company and the Corporation respectively notwithstanding that the Public Company and the Corporation may thereby darken or block up all or any windows lights doors or openings in any building or wall on the said plots of land hereby conveyed to the Private Company the Public Company and the Corporation respectively and that no easement or right in respect of light or air upon or over such adjoining or adjacent land belonging to the Private Company the Public Company and the Corporation respectively shall be acquired by user alone for any period of time whatsoever so as to contravene this present agreement and declaration And that every such window light door or other opening fronting to or overlooking any such adjoining or adjacent property belonging to the Private Company the Public Company and the Corporation respectively shall be deemed to be and to have always been used and enjoyed by the consent in writing of the Private Company the Public Company and the Corporation respectively"

- 8 (29.10.1993) The land edged and numbered 3 and 9 in blue on the filed plan has the benefit of the following rights granted by the Conveyance dated 28 August 1957 referred to in the Charges Register:-

"A right of way over Woodlands Road from the east bank of the River Spodden to Rooley Moor Road"

- 9 (29.10.1993) The land edged and numbered 6 in blue on the filed plan was formerly leasehold held under the Lease dated 11 September 1663 referred to above.

A Deed dated 7 December 1960 made by Palatine Bottling Company Limited declared that the said term of years was enlarged into the fee simple. The registered title is subject to all rights preserved under the provisions of Section 153(8) of the Law of Property Act 1925.

- 10 (29.10.1993) The land has the benefit of the following rights reserved by but is subject to the following rights granted by the Conveyance dated 25 February 1985 referred to in the Charges Register.

"TOGETHER WITH BUT EXCEPTING AND RESERVING the rights mentioned in the said First Schedule

THE FIRST SCHEDULE hereinbefore referred to :-

TOGETHER WITH for the Purchasers and their successors in title the owners or occupiers for the time being of the property hereby conveyed (in common with the Vendor and all other persons entitled or to become entitled to similar rights):-

(1) A full and free right of way at all times and for all purposes with or without vehicles (subject to the contribution as hereinafter provided) over and along the whole of Dell Road leading to the public highway

(2) The right to use for all reasonable purposes connected with the property hereby conveyed the rains sewers pipes cables and wires and all other conducting media now or which may at any time within 80 years from the date hereof be in through or over the adjoining property now or formerly belonging to the Vendor and the right to make connections thereto

A: Property Register continued

(3) The right (on reasonable notice except in case of emergency) to enter upon the Retained Land or any part thereof for the purpose of maintaining renewing or repairing or making connections with any drains sewes pipes cables or wires and all other conducting media which serve the property hereby conveyed the Purchasers or their successors in title forthwith making good any damage thereby occasioned BUT EXCEPTING AND RESERVING unto the Vendor (in common with the Purchasers and all other persons entitled or to become entitled to a similar right) the right to pass and repass water compressed air soil gas electricity steam computer television and radio signals and other such matters or services as the Vendor may require through all drains channels gutters pipes watercourses cables wires and chimney stacks and flues which are now or may at any time within 80 years from the date of the Conveyance to the Purchasers be in through or over the land hereby conveyed and TOGETHER WITH all easements rights and privileges proper for constructing repairing renewing relaying enlarging maintaining and re-instating the same the Vendor forthwith making good any damage which may be caused by the exercise of such rights".

NOTE: The retained land referred to includes the land in this title.

11 (29.10.1993) The Conveyance dated 25 February 1985 referred to above contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED by and between the parties hereto as follows :-

.....
..

(b) That as between the property hereby conveyed and the Retained Land all privileges and incidents of user in the nature of easements quasi-easements or rights in the nature of easements shall continue to be used and enjoyed and shall be deemed to be granted or reserved (as the case may be) as rights and easements accordingly and where any such user has formerly been enjoyed in common the owner or owners for the time being of the dominant and servient tenements shall bear the necessary costs of maintenance and repair in fair and reasonable proportion"

12 (29.10.1993) The land in this title has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of land on the northerly side of Beaufort Street dated 7 January 1986 made between (1) TBA Industrial Products Limited (Vendor) and (2) Peter David Frost (Purchaser):-

"TOGETHER WITH for the Purchaser and his successors in title the owners or occupiers for the time being of the property (in common with the Vendor and all persons entitled or to become entitled to similar rights) :-

(i) The right to use for all reasonable purposes connected with the property hereby conveyed the drains sewers pipes cables and wires and all other conducting media now or which may at any time within eighty years from the date hereof be in through or over the adjoining property now or formerly belonging to the Vendor and the right (at his own expense) to make connections thereto; and

(ii) The right (on reasonable notice except in case of emergency) to enter upon the said adjoining property now or formerly belonging to the Vendor or any part thereof for the purpose of maintaining renewing or repairing or making connections with any drains sewers pipes cables or wires and all other conducting media which serve the property hereby contracted to be sold the Purchaser or his successors in title forthwith making good any damage thereby occasioned BUT EXCEPTING AND RESERVING unto the Vendor (in common with the Purchaser and all other persons entitled or to become entitled to a similar right) the rights to pass and repass water compressed air soil gas electricity steam computer television and radio signals and other such matters or services as the Vendor may require through all drains channels gutters pipes water courses cables wires chimney stacks and flues which are now or may at any time within eighty years from the date of the Conveyance to the Purchaser be in through or over the land hereby contracted to be

A: Property Register continued

sold and together with all easements rights and privileges proper for constructing repairing renewing relaying enlarging maintaining and reinstating the same the Vendor forthwith making good any damage which may be caused by the exercise of such rights"

4. There is excepted and reserved hereout in favour of the Vendor to the express intent that there shall be no grant of light or air over the Vendor's retained land or other right such as to restrict or interfere with the Vendor's use of the same for building or any other purpose"

13 (29.10.1993) The Conveyance dated 7 January 1986 referred to above contains the following provision:-

"It is hereby agreed and declared that as between the property hereby conveyed and the Vendor's adjoining property all privileges and incidents of user in the nature of easements quasi-easements or rights and the nature of easements shall continue to be used and enjoyed and shall be deemed to be granted or reserved (as the case may be) as rights and easements accordingly and where any such user has formerly been enjoyed in common the owner or owners for the time being of the dominant and serviant tenements shall bear the necessary costs of maintenance and repair in favour and reasonable proportion"

14 (29.10.1993) The land in this title has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of 'N' Block Dell Road dated 29 April 1986 made between (1) TBA Industrial Products Limited (Vendor) and (2) Peter Robinson (Purchaser):-

"TOGETHER WITH for the Purchaser and his successors in title the owners or occupiers for the time being of the Property (in common with the Vendor and all persons entitled or to become entitled to similar rights) :-

.....
..

The full and free right to use for all reasonable purposes in connection with the Property all drains sewers pipes cables wires and all other conducting media now or which may at any time within 80 years from the date hereof be in through or over the adjoining property now or formerly belonging to the Vendor and to make connections thereto PROVIDED ALWAYS that in relation to any connection as aforesaid to the electricity or gas main supply the amount of electricity and/or gas abstracted by the Purchaser or his successors in title from the existing supplies shall in no circumstances exceed 50 Kva or 2,000 cubic feet per hour respectively PROVIDED THAT the right is hereby granted to the Purchaser and his successors in title to lay maintain and use new services to the Property through the adjoining land of the Vendor and in particular along Dell Road aforesaid to which no such restriction shall apply and also PROVIDED ALWAYS that the Purchaser shall be responsible for and shall forthwith carry out any consequential or necessary works of repair or reinstatement following any such connection as aforesaid and PROVIDED FURTHER THAT should any such connection lead to or result in any interruption in the supply of any such main services the Purchaser shall give to the Vendor not less than 7 clear days notice in writing of his intention so to interrupt such supply

(d) The right (on reasonable notice except in case of emergency) to enter upon the said adjoining property now or formerly belonging to the Vendor or any part thereof for the purpose of maintaining renewing or repairing or making connections with any drains sewers pipes cables or wires and all other conducting media which serve the Property forthwith making good any damage thereby occasioned

BUT EXCEPTING AND RESERVING unto the Vendor (in common with the Purchaser and his successors in title and all other persons entitled or to become entitled to a similar right)

(i) The right to pass and repass water compressed air soil gas electricity steam computer television and radio signals and other such

A: Property Register continued

matters or services as the Vendor may require through all drains channels gutters pipes water courses cables wires chimney stacks and flues which are now or may at any time within 80 years frm the date hereof be in through or over the land hereby conveyed TOGETHER WITH all easements rights and privileges proper for constructing repairing renewing relating enlarging maintaining and reinstating the same the Vendor forthwith making good any damage which may be caused by the exercise of such rights"

- 15 (29.10.1993) The land in this title has the benefit of the following rights reserved in identical terms by two Conveyances of land on the south westerly side of Shawclough Road dated 15 December 1986 and 16 December 1986 both made between (1) TBA Industrial Products Limited and (2) Mulberry Estates Limited.

"EXCEPT AND RESERVING unto the Vendor the owner or owners for the time being of the adjoining land now owned by the Vendor and of any part or parts thereof the rights to pass and re-pass water compressed air soil gas electricity steam computer television and radio signals and other such matters or services as the Vendor may require through all drains channels gutters pipes water courses cables wires chimney stacks and flues which are now or may at any time within eighty years from the date hereof be in through or over the property and with all easements rights and privileges proper for constructing repairing renewing relaying enlarging maintaining and re-instating the same the Vendor forthwith making good any damage which may be caused by the exercise of such rights"

- 16 (29.10.1993) The land has the benefit of the following rights reserved by but is subject to the following rights granted by the Conveyance dated 30 March 1987 referred to in the Charges Register :-

"TOGETHER WITH FIRSTLY a right to the Purchaser and all persons authorised or invited by it at all times and for all purposes and whether on foot or with vehicles over and along the areas shown hatched with blue upon plan number 1 annexed hereto and in the event of fire or emergency of egress only from the property intended to be hereby conveyed (hereinafter called "the Premises") over the Retained Land at the appropriate point marked with green crosses on the plan number 1 AND SECONDLY the right for free passage and running of water soil gas electricity and other reasonable additional or alternative services to and from the Premises in and through the pipes presently laid in on through or under the other parts of the adjoining buildings or the Retained Land that are now serving the Premises AND THIRDLY full right and liberty at any time hereafter at convenient times and upon reasonable notice (except in the case of emergency) to enter upon the adjoining and neighbouring property and the Retained Land to view the state and condition of the Premises and to execute works and repairs thereto which would not otherwise be reasonably practicable subject to the person exercising such right making good all damage and disturbance caused

.....
..

THERE is excepted and reserved out of this Conveyance to the Vendor and its successors in title FIRSTLY the right to the Vendor and all persons authorised or invited by it at all times and for all purposes whether on foot or with vehicles over and along firstly the areas shown coloured yellow on the plan number 1 and secondly to such area as may be occupied by the highway to be constructed in pursuance of the right reserved in that behalf as set out as the third exception and reservation herein AND SECONDLY the right to the Vendor and all persons authorised by it to have full and free access at all times upon reasonable prior notice except in the case of emergency for all purposes to the electrical distribution equipment situate at the approximate position of the purple cross appearing on the plan number 1 which serves the Retained Land AND THIRDLY the right to free passage and running of water soil gas electricity and other services to and from other parts of the adjoining buildings or the Retained Land in and through the pipes laid made or to be laid in upon under or through the Premises now or within eighty years from the date hereof and the free and uninterrupted use of all gas electricity telephone and other pipes

A: Property Register continued

serving the other parts of the adjoining buildings or the Retained Land now or at any time during eighty years from the date hereof through or under the Premises AND FOURTHLY the right to construct and maintain in over and under the Premises any easements or services for the benefit of any adjoining building or the Retained Land which right specifically includes the right to construct and to maintain a highway and all mains services upon under and across the area shown hatched with green upon the plan number 1 such highway or other service to be of such a width and specification and located in such positions as the appropriate highway or other authority shall require for the purpose of development of the Retained Land provided always that if the Highway Authority shall require a closure of the existing access to Shawclough Road from the said car park shown upon the plan number 1 between points F and G thereon the Vendor shall provide reasonable fully made up alternative vehicular access to the Premises at such point upon the boundary of the Premises between Points H I J and K marked upon the said plan as the Lessor shall in consultation with the Highway Authority determine and which new access shall be served from the new highway and completed before the Vendor shall be entitled to close the access to Shawclough Road between points F and G above referred to and all such works shall be carried out at the sole expense of the Vendor and the Vendor shall use its best endeavours to locate the highway as far from the building erected on the Premises as shall be practicable and in the event that the construction of the highway shall consume such an area of land within the Premises that the remaining available area of vehicle parking for the Purchaser within the Premises is diminished below that which is available to the Purchaser as at the date hereof then the Vendor shall forthwith obtain the appropriate consents for and construct at its expense a replacement vehicle parking area to standards to the Purchaser's reasonable satisfaction within the curtilage of or failing that adjacent to the Premises at such place as the Purchaser shall reasonably require but not being within the area hatched with red upon the plan number 1 AND FIFTHLY the right at reasonable times during normal business hours (except in cases of emergency) on giving reasonable prior notice to the Purchaser and by prior appointment except where the Purchaser unreasonably refuses to make an appointment within a reasonable time of a request from the Vendor to enter (or in the case of emergency to break and enter) upon the Premises in order :-

(a) to inspect cleanse repair maintain amend remove or replace with others the pipes referred to in the exception and reservation firstly set out herein and

(b) to inspect and execute works in connection with any of the easements or services referred to in these exceptions and reservations and

(c) to view the state and condition of and to repair and maintain the Premises or any adjoining building or the Retained Land of the Vendor where such work would not be otherwise reasonable practicable

AND SIXTHLY the right to erect scaffolding for the purpose of repairing or cleansing the exterior of the Premises or any adjoining land or building notwithstanding that such scaffolding may temporarily interfere with the access to or enjoyment of and use of the Premises AND SEVENTHLY the rights of light air support and shelter and all other easements and rights now or hereafter belonging to or enjoyed by all adjacent or neighbouring land or buildings or the Retained Land AND EIGHTHLY full right and liberty at any time hereafter and from time to time to execute works and erections upon or alter or rebuild or construct new buildings upon or to any of the buildings or lands adjoining or the neighbouring lands and buildings and to use such adjoining and neighbouring lands and buildings in such manner as the Vendor shall think fit notwithstanding that the access of light and air to the Premises may thereby be interfered with AND NINTHLY the right to the Vendor its invitees servants or agents to park vehicles anywhere within the area hatched black on the plan number 1".

NOTE 1: The retained land referred to includes the land in this title

NOTE 2: The premises referred to is the land conveyed

A: Property Register continued

NOTE 3: Copy plan filed.

- 17 (29.10.1993) The Conveyances dated 29 April 1986, 21 May 1986, 15 December 1986, 16 December 1986 and 30 March 1987 referred to above all contain provisions in identical terms to those contained in the Conveyance dated 7 January 1986 referred to above.
- 18 (31.03.1995) The land edged and lettered A in red on the title plan added to the title on 31 March 1995.
- 19 (24.08.2001) The land edged and lettered B on the filed plan added to the title on 24 August 2001.
- 20 (14.01.2002) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 21 (14.01.2002) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered GM890064 in green on the filed plan dated 10 December 2001 made between (1) TBA Industrial Products Limited and (2) The Sylvan Corporation Limited.

NOTE: No copy of the Transfer dated 10 December 2001 referred to is held by the Land Registry.

- 22 (14.01.2002) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered GM890065 in green on the filed plan dated 10 December 2001 made between (1) TBA Industrial Products Limited and (2) Namulas Pension Trustees Limited.

NOTE: Copy filed under GM890065

- 23 (16.11.2011) The references relating to the edged and numbered in yellow on the title plan are no longer of any significance and should be ignored since the entries in the register which gave rise to the references have been cancelled.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (15.09.2011) PROPRIETOR: RENSHAW PROPERTIES LIMITED (incorporated in British Virgin Islands) of The Geneva Place, Third Floor, Road Town, Tortola, British Virgin Islands and of 15 Esplanade, St Helier, Jersey, JE1 1RB, Channel Islands.
- 2 (15.09.2011) A Transfer of the land in this title dated 8 August 2011 made between (1) MMC Developments Limited and Hawksford Jersey Limited and (2) Renshaw Properties Limited contains purchaser's personal covenants.

NOTE: Copy filed.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (29.10.1993) By a Conveyance of the land in this title and other land dated 28 August 1957 made between (1) Turner & Newall Limited and (2) Turner Brothers Asbestos Company Limited the land edged and numbered 4 in blue on the filed plan was conveyed subject as follows:-

C: Charges Register continued

"SUBJECT (as regards so much of the said land as is hatched black) (i) to the restrictive and other covenants contained in an Assignment dated the second day of May 1905 and made between Chadwick's Walmersley Brewery Limited of the one part and the said Richard Henry Holt and Thomas Ogden of the other part so far as the same are still subsisting and capable of taking effect in particular the covenants relating to the height of buildings and to the construction of doors windows and other openings in any wall or other building constructed on the south side of the said piece of land and (ii) to but with the benefit of the provisions covenants and conditions in particular relating to the right of the Rochdale Corporation to construct a conduit and convey sewage and other water through the said piece of land so far as the same are still subsisting and capable of taking effect contained in an Indenture dated the thirtieth day of April 1909 and made between Holt and Ogden Limited of the one part and the Rochdale Corporation of the other part"

NOTE: No further particulars of the deeds referred to were supplied on first registration.

- 2 (29.10.1993) The land in this title is subject to the rights granted by a Deed of Grant dated 20 April 1920 made between (1) Albert Henry Royds (2) Malcolm Romer and Myles Fenton Davies and (3) Rochdale Borough Council.

The said Deed also contains restrictive covenants by the grantor.

NOTE: The sewer shown by a red line is shown by a blue broken line between the points lettered A and B on the filed plan.

NOTE 2:- Copy filed.

- 3 (29.10.1993) The land is subject for the term of 999 years granted by a Lease dated 9 May 1891 made between (1) Edmund Albert Nuttall Royds and (2) Samuel Turner & Company Limited and subject for the term of 999 years granted by a Lease dated 31 October 1892 made between (1) The Reverend Nathaniel Cooper and Elizabeth Harriet Cooper and (2) Samuel Turner & Company Limited, which Leases are now determined, to the rights granted by a Deed of Grant dated 7 July 1921 made between (1) Samuel Turner & Company Limited and (2) Rochdale Borough Council.

The said Deed also contains covenants by the Grantor.

NOTE 1: The sewer shown by a red line between the points A and B is shown by a blue broken line between the points lettered C and D on the filed plan so far as it affects the land in this title

NOTE 2: The sewer shown by a red line 60 yards in a westerly direction from Woodlands Road is shown by a blue broken line between the points lettered D and E on the filed plan

NOTE 3: The sewer shown by a blue line between the points C and D is shown by a blue broken line between the points lettered E and F on the filed plan

NOTE 4: Original Filed.

- 4 (29.10.1993) A Conveyance of the land edged and numbered 7 in blue on the filed plan dated 5 December 1925 made between (1) Albert Henry Royds O.B.E. (Vendor) (2) Malcolm Romer O.B.E (3) Myles Fenton Davies (Trustees) and (4) Samuel Turner & Company Limited (Purchasers) contains the following covenants:-

"THE Purchasers for themselves and their assigns owner or owners for the time being of the hereditaments hereby assured or any part thereof hereby covenant with the Vendor that they the Purchasers will forthwith erect a good and sufficient fence of wood or other material to the satisfaction of the Vendor or his Agent along the westerly and southerly boundaries of the hereditaments hereby assured and further that they the Purchasers will not in the exercise of the said liberty to alter or divert the River Spodden injure the adjoining lands of the Vendor and will keep the Vendor and the persons claiming under him indemnified from and against all claims demands costs proceedings damages and expenses occasioned by the exercise by the Purchasers of

C: Charges Register continued

such liberty whether in respect of the adjoining lands of the Vendor and the persons claiming under him or the lands of any other person"

- 5 (29.10.1993) An Agreement under Seal dated 6 October 1933 made between (1) Turner & Newall Limited and (2) Rochdale Borough Council relates to the dedication of a road shown by the points J and K on the filed plan.

NOTE: Copy filed.

- 6 (29.10.1993) A Conveyance of the land edged and numbered 8, 10 and 11 in blue on the filed plan and other land dated 7 September 1937 made between (1) Rochdale Borough Council (Corporation) and (2) Turner & Newall Limited (Company) contains the following covenants:-

"THE Company to the intent that the following covenants may be enforced by the Corporation in manner provided by Section 148 of the Housing Act 1936 hereby covenants with the Corporation in manner following that is to say :-

.....
..

Inasmuch as the strip of land coloured brown on the said plan hereon endorsed is a private occupation road and it is apprehended that at some future time the Corporation may desire to construct a road thereon for the purpose of access from Shawclough Road to Spotland Road that the Company will at all times hereafter leave open and unbuilt upon the whole of the said strip of land coloured brown on the said plan hereon endorsed and that if and when the Corporation hereafter decide to construct such road the Company will at the request and cost of the Corporation give to the Corporation or sell to them for a nominal consideration the said strip of land in order that the same may form the site of such proposed road then to be constructed by the Corporation as aforesaid together with reasonable rights of entry upon so much of the Company's adjoining land on either side of the said proposed road as may be necessary in respect of and during its construction the Corporation doing no avoidable damage in the exercise of such rights and making good or paying compensation for any damage so occasioned".

NOTE: Copy plan filed.

- 7 (29.10.1993) The land edged and numbered 8, 10 and 11 in blue on the filed plan is subject to the following rights reserved by the Conveyance dated 7 September 1937 referred to above:-

"EXCEPT AND RESERVING unto the Corporation the right for ever hereafter from time to time and at any time at the discretion of the Corporation to alter amend reconstruct or re-lay cleanse maintain and use a sewer or sewers in the line or course shewn by red and purple lines on the said plan hereon endorsed of such dimensions and at such levels and with such storm overflows manholes lampholes underground junctions and other works as the Corporation may determine and also the right for all or any of these purposes for the Corporation at all times by their surveyors servants agents constructors and workmen by night or by day with horses carts wagons plant machinery tools materials appliances and things to enter upon and pass and repass over and along the said property hereby conveyed so far as may be reasonably necessary for all or any of the aforesaid purposes but in such case doing as little damage as possible and making good or paying reasonable compensation to the Company for any damage so occasioned".

NOTE 1: The sewer shown by a red line is shown by a blue broken line between the points lettered G and H on the filed plan so far as it affects the land in this title

NOTE 2: The sewer shown by a purple line does not affect the land in this title.

- 8 (29.10.1993) An Agreement under Seal dated 5 May 1938 made between (1) Rochdale Borough Council and (2) Turner & Newall Limited relates to conditions restricting the planning development of the land edged and numbered 9 in blue on the filed plan.

C: Charges Register continued

NOTE: Copy filed.

- 9 (29.10.1993) A Deed of Exchange which affects the land edged and numbered 6 in blue on the filed plan dated 25 January 1962 made between (1) Turner Brothers Asbestos Company Limited (hereinafter called "TBA Co") and (2) The Palatine Bottling Company Limited (hereinafter called "the Palatine Co") contains the following covenants:-

"TBA Co. HEREBY COVENANTS with the Palatine Co. for the benefit of the neighbouring and nearby properties of the Palatine Co. known as The White Lion Rooley Moor Road and The Albert Hotel 62 Spotland Road both in Rochdale and every part thereof with the intention to bind so far as may be the red plot into whosoever hands the same may come that TBA Co. and its successors in title will not carry on or suffer to be carried on upon the red plot or any part thereof or in any buildings erected or to be erected thereon the trade or business of a licensed victualler or seller of beer wine or spirits or a club where beer wine or spirits is supplied to its members and will not at any time hereafter sell convey or demise the red plot or any part or parts thereof without requiring the purchaser or lessee thereof to covenant with TBA Co. or their successors in title not to carry on or suffer to be carried on upon the property so sold conveyed or demised or in any building erected or to be erected thereon the trade or business of a licensed victualler or seller of beer wine or spirits or a club where beer wine or spirits is supplied to its members"

NOTE: The red plot referred to is the land edged and numbered 6 in blue on the filed plan.

- 10 (29.10.1993) A Conveyance of R Block Dell Road dated 25 February 1985 made between (1) TBA Industrial Products Limited (Vendor) and (2) John William McGhee and David Alfred Lumb (Purchasers) contains the following covenants by the Vendor:-

"FOR the benefit and protection of the property hereby conveyed and each and every part thereof the Vendor for itself and its successors in title hereby covenants with the Purchasers and their successors in title the owners or occupiers for the time being of the property hereby conveyed and each and every part thereof that it will supply electricity and gas to the property hereby conveyed along the present existing conducting media of up to but not more than 50 KVA and 800 SCFH and that the Vendor will not do anything or permit anything to be done whereby the supply of such services is interrupted save that the Vendor may on reasonable written notice interrupt the supply of such services for the purposes only of their maintenance and repair the Vendor or its successors in title restoring the supply of such services with the minimum of delay and save that the Vendor shall not be liable for interruptions in the supply of such services caused by power cuts acts of God or other reasonable cause"

By a Deed dated 16 July 1987 made between the same parties the covenants were modified in the following terms :-

"The Covenantees hereby release the Covenantor and its successors in title from the said covenant in so far as the same relates to the supply by the Covenantor to the Covenantees of the supply of electricity only, but the said covenant shall, so far as the same is still subsisting and capable of being enforced, continue to apply to the supply of gas"

- 11 (29.10.1993) The land is subject to the following rights granted by a Deed of Grant dated 4 February 1987 made between (1) TBA Industrial Products Limited (Grantor) and (2) The North Western Electricity Board (the Board):-

"The Grantor as Beneficial Owner hereby grants unto the Board FULL AND FREE RIGHT AND LIBERTY for the Board and their successors in title and all persons authorised by them to lay construct use inspect maintain repair alter relay remove and renew along and under the Easement Land such electric cables and lines and conduits ducts or pipes for containing the same as the Board may from time to time require in connection with their undertaking and for this purpose to break open the surface of the Easement Land so far as this may be necessary from

C: Charges Register continued

time to time reinstating the same as near as possible to its former state and condition as soon as reasonably possible"

The said Deed also contains the following covenants by the Grantor :-

"THE Grantor hereby covenants with the Board as follows :-

(a) To keep the Easement Land forever hereafter open and unbuilt upon

(b) Not to alter the level of the Easement Land from that existing at the date hereof

(c) That nothing shall be done or suffered to be done by the Grantor its servants or agents upon the Easement Land or the said adjoining property of the Grantor which may in any way interfere with or damage the said electric cables and lines conduits ducts or pipes"

NOTE: The easement land referred to is hatched blue between the points lettered L and M on the filed plan.

- 12 (29.10.1993) A Conveyance of S Block Shawclough Road dated 30 March 1987 made between (1) TBA Industrial Products Limited (Vendor) (2) Turner & Newall PLC and (3) The Rochdale Borough Council (Purchaser) contains the following covenants by the Vendor:-

"THE Vendor so as to bind itself and its successors in title in respect of the Retained Land hereby covenants with the Purchaser that it will not do or cause or permit to be done anything which shall interfere with or disconnect the electricity supply to the Premises or the sub-station serving such supply so as to ensure continuity of the quantity and quality of such supply and that it will keep the Purchaser and its successors in title fully indemnified against any loss damage costs or expenses suffered by the Purchaser as a direct or indirect result of any breach of this covenant by the Vendor or its successors in title"

- 13 (29.10.1993) The land is subject to the rights granted by a Deed of Grant dated 15 December 1987 made between (1) TBA Industrial Products Limited (Grantor) and (2) Mulberry Estates Limited (Grantee).

The said Deed also contains restrictive covenants by the grantor.

NOTE: The strip of land coloured orange referred to is edged and numbered 11 in blue on the filed plan so far as it affects the land in this title.

NOTE 2:-Original Filed.

- 14 (29.10.1993) The land is subject to the rights granted by a Deed of Grant dated 15 December 1987 made between (1) TBA Industrial Products Limited (Grantor) and (2) Mulberry Estates Limited (Grantee).

The said Deed also contains restrictive covenants by the grantor.

NOTE: The strip of land coloured orange and hatched black referred to is edged and numbered 10 in blue on the filed plan so far as it affects the land in this title.

NOTE 2:-Original Filed.

By a Deed of Variation dated 1 July 1988 made between the same parties the terms of the Grant were varied.

NOTE :-Original Filed.

- 15 (29.10.1993) The land is subject to the rights granted by a Deed of Grant dated 28 August 1990 made between (1) TBA Industrial Products Limited (Grantor) (2) Commercial Union Assurance Company PLC (Mortgagee) and (3) NORWEB PLC (Grantee).

The said Deed also contains restrictive covenants by the grantor.

NOTE: The easement land coloured yellow referred to is hatched blue between the points lettered N and P on the filed plan.

C: Charges Register continued

NOTE 2:-Original Filed.

16 (29.10.1993) The land edged and numbered 12 in blue on the filed plan is subject to such restrictive covenants as may have been imposed thereon before 29 October 1993 and are still subsisting and capable of being enforced.

17 (29.10.1993) The part of the Dell Road included in this title is subject to rights of way.

18 (31.03.1995) The land edged and lettered A in red on the filed plan is subject to such restrictive covenants and easements as may have been imposed thereon before 29 October 1993 and are still subsisting and capable of being enforced.

19 (02.04.2013) A Transfer of the land edged and numbered MAN207230 in green on the title plan dated 13 March 2013 made between (1) Renshaw Properties Limited and (2) United Utilities Water PLC contains restrictive covenants by the Transferor.

NOTE: Copy filed under MAN207230.

20 (02.04.2013) The land in this title is subject to the rights granted by the Transfer dated 13 March 2013 referred to above.

21 (11.04.2013) The land in this title is subject to the rights granted by a Deed of Grant dated 11 April 2013 made between (1) Renshaw Properties Limited and (2) Electricity North West Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

End of register

s. 40(2)

From: s. 40(2)
Sent: 18 May 2021 10:22
To: s. 40(2)
Subject: RE: Rochdale - Rooley Road Site
Attachments: Register View - GM647719.pdf; KYC Internal Form for Acquisition of Site - Rochdale.docx

s. 40(2) - as much information as I have at present

s. 40(2)

)
s. 40(2)
Mobile: s. 40(2)


Homes
England
Churchgate House
56 Oxford St
Manchester
M1 6EU

OFFICIAL

From: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Sent: 18 May 2021 09:50
To: s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>
Cc: KYCLand <KYCLand@homesengland.gov.uk>
Subject: RE: Rochdale - Rooley Road Site

s. 40(2)

Please complete the attached form and provide us with as much of the information as possible. s. 43

We will come back to you with the information we need as soon as we can.

s. 40(2) BA BFP FCA AICA
s. 40(2)
Financial Crimes Compliance


Homes
England
T: s. 40(2)
The Lumen

St James Boulevard
Newcastle Helix
Newcastle Upon Tyne
NE4 5BZ

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From: S. 40(2) <S. 40(2)@homesengland.gov.uk>
Sent: 18 May 2021 08:29
To: S. 40(2) <S. 40(2)@homesengland.gov.uk>
Cc: S. 40(2) <S. 40(2)@homesengland.gov.uk>
Subject: FW: Rochdale - Rooley Road Site

s. 40(2)

Please see the attached I've received from a vendor, ahead of them providing a contamination survey & report. The site in question is a former asbestos factory so there is some sensitivity around the level of contamination driving the need for confidentiality. s. 42

s. 42 s. 42 as we'll need to discuss the site, not necessarily the contamination, with the Local Authority. Any questions please give me a call.

s. 40(2)

s. 43
Again any questions please give me a call

Thanks both

s. 40(2)

)
s. 40(2)
Mobile: s. 40(2)



Churchgate House
56 Oxford St
Manchester
M1 6EU

OFFICIAL

From: s. 40(2) <s. 40(2) Hawksford.com>
Sent: 17 May 2021 16:39
To: s. 40(2) <s. 40(2) homesengland.gov.uk>
Cc: s. 40(2) <s. 40(2) uklandandproperty.com>
Subject: RE: Rochdale - Rooley Road Site

Dear s. 40(2)

Please find attached NDA for your review and signature

It's drafted in such a way as to allow you to involve consultants provided you ensure they follow the spirit of the NDA, we won't need you to formally add them or for them to countersign

For the record should you proceed with the acquisition and wish to engage with RSK then we would not stand in the way of such arrangement given RSK's particular skills and expertise

Kind regards

s. 40(2)

s. 40(2)
2)

Hawksford

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T: s. 40(2)
Hawksford House
15 Esplanade
St Helier
Jersey JE1 1RB
Channel Islands

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From: s. 40(2) <s. 40(2) uklandandproperty.com>
Sent: 17 May 2021 16:09
To: s. 40(2) <s. 40(2) homesengland.gov.uk>
Cc: s. 40(2) <s. 40(2) Hawksford.com>
Subject: Re: Rochdale



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s. 40(2)

Regards,

s. 40(2)

(2)

> On 17 May 2021, at 16:07, s. 40(2) <s. 40(2)@homesengland.gov.uk> wrote:

>

> s. 40(2)

>

> s. 43 s. 42

>

> Regards

>

> s. 40(2)

>

> s. 40(2)

> s. 40(2)

> Mobile: s. 40(2)

>

>

> Churchgate House

> 56 Oxford St

> Manchester

> M1 6EU

>

>

> OFFICIAL

>

> -----Original Message-----

> From: s. 40(2) <s. 40(2)@uklandandproperty.com>

> Sent: 17 May 2021 13:35

> To: s. 40(2) <s. 40(2)@hawksford.com>

> Cc: s. 40(2) <s. 40(2)@homesengland.gov.uk>

> Subject: Rochdale

>

> Afternoon s. 40(2)

>

> Further to our call last week, I am introducing s. 40(2) in order that we can arrange for an NDA to be executed to give access to the RSK database.

>

> s. 40(2) could you let s. 40(2) know which entity from your side needs to be party to the agreement, or is it as simple as Homes England? s. 43

>

> I am catching up with s. 40(2) again later to day to see how to move things forward.

>

> Regards,

>

> s. 40(2)

>

> _____

>

> Homes England is the trading name of the Homes and Communities Agency. Our address for service of legal documents is One Friargate, Coventry, CV1 2GN. VAT no: 941 6200 50. Unless expressly agreed in writing, Homes England accepts no liability to any persons in respect of the contents of this email or attachments.

>

> Please forward any requests for information to: infogov@homesengland.gov.uk

<<mailto:infogov@homesengland.gov.uk>>

>

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> Do not use, copy or disclose the information contained in this message or in any attachment.

>

> For information about how we process data and monitor communications please see our Personal Information Charter. <<https://www.gov.uk/government/organisations/homes-england/about/personal-information-charter>>

>

> _____

s. 40(2)

From: s. 40(2)
Sent: 19 May 2021 08:58
To: s. 40(2)
Cc: s. 40(2) s. 40(2)
Subject: RE: Rochdale - Rooley Road Site

s. 42

s. 40(2)

)
s. 40(2)
Mobile: s. 40(2)



Churchgate House
56 Oxford St
Manchester
M1 6EU

OFFICIAL

From: s. 40(2) <s. 40(2)@Hawksford.com>
Sent: 19 May 2021 08:50
To: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Cc: s. 40(2) <s. 40(2)@uklandandproperty.com>; s. 40(2) <s. 40(2)@homesengland.gov.uk>
Subject: RE: Rochdale - Rooley Road Site

Thanks s. 40(2)

I have asked the Directors here to consider this and will get back to you shortly

Kind regards

s. 40(2)

)
s. 40(2)

Hawksford

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Hawksford has taken a number of precautionary measures to protect the health and wellbeing of our staff, clients and communities, based on current guidance from relevant governments and specialists. An increased number of our staff are working remotely, we have cancelled all business travel, and we encourage staff to minimise face-to-face meetings in the short term, preferring video conference and telephone. Hawksford is a business that applies best practice governance, communication and

technology to good use for our international clients, and we will continue to do our utmost to ensure uninterrupted service. Please liaise with your usual Hawksford contact in the first instance, or visit [Hawksford.com/coronavirus](https://www.hawksford.com/coronavirus) for the latest updates.

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Hawksford House
15 Esplanade
St Helier
Jersey JE1 1RB
Channel Islands

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Find Hawksford regulatory information & privacy notice [here](#).

From: s. 40(2) <s. 40(2)@hawksford.com>
Sent: 18 May 2021 16:46
To: s. 40(2) <s. 40(2)@hawksford.com>
Cc: s. 40(2) <s. 40(2)@uklandandproperty.com>; s. 40(2) <s. 40(2)@homesengland.gov.uk>
Subject: RE: Rochdale - Rooley Road Site



s. 40(2)

Please see attached. s. 42

Please confirm this NDA is acceptable to you and we can proceed.

Regards

s. 40(2)

)
s. 40(2)
Mobile: s. 40(2)



Homes
England

Churchgate House
56 Oxford St
Manchester
M1 6EU

OFFICIAL

From: s. 40(2) <s. 40(2)@hawksford.com>
Sent: 18 May 2021 08:35
To: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Cc: s. 40(2) <s. 40(2)@uklandandproperty.com>
Subject: RE: Rochdale - Rooley Road Site

Hi s. 40(2)

Obviously we both have our own standard NDAs but send yours across and we will be happy to consider it

Kind regards

s. 40(2)

s. 40(2)
2)

Hawksford

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From: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Sent: 18 May 2021 08:32
To: s. 40(2) <s. 40(2)@Hawksford.com>
Cc: s. 40(2) <s. 40(2)@uklandandproperty.com>
Subject: RE: Rochdale - Rooley Road Site

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Thanks s. 40(2) s. 42 Homes England have their own standard NDA, would you be prepared to consider using our NDA ?

s. 40(2)

s. 40(2)
Mobile: s. 40(2)

s. 40(2)

From: s. 40(2)(2)
Sent: 19 May 2021 11:50
To: s. 40(2)
Subject: Former Turner Brothers Factory, Rochdale
Attachments: s. 43 ; Turner Brothers Rochdale.pdf

Hi s. 40(2)

I have run an appraisal on the Former Turner Brothers Factory, Rochdale.

As you would expect there are A LOT of unknowns given the previous use, the planning position and the lack available information but I believe this will provide a sufficient amount of detail to obtain s. 43.

The attached appraisal provides s. 43

This has been prepared using the following assumptions:

s. 43

s. 40(2)

From: s. 40(2) <s. 40(2)@hawksford.com>
Sent: 28 May 2021 18:02
To: s. 40(2)
Cc: s. 40(2); KYCLand; @SBRA; s. 40(2)@uklandandproperty.com; s. 40(2)
s. 40(2)
Subject: RE: Renshaw Properties Ltd - Purchase of Site - : Rochdale - Rooley Road Site CDD
HAWKTLS
Attachments: s. 41

Hello s. 40(2)

Further to your email below, please find attached the following certified documents:

S. 41

Please also note that Hawksford Jersey Limited is a regulated entity to carry on trust company business, regulated by the Jersey Financial Services Commission. Please find the links below to the regulated trust company business listing and the company registry listing on the JFSC website:

<https://www.jerseyfsc.org/industry/regulated-entities/entity/1574>
<https://www.jerseyfsc.org/registry/documentsearch/NameDetail.aspx?Id=18034>

Hopefully this satisfied your CDD requirements but please do let us know if you require anything further.

Kind regards

s. 40(2)

s. 40(2)

s. 40(2)

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communities, based on current guidance from relevant governments and specialists. An increased number of our staff are working remotely, we have cancelled all business travel, and we encourage staff to minimise face-to-face meetings in the short term, preferring video conference and telephone. Hawksford is a business that applies best practice governance, communication and technology to good use for our international clients, and we will continue to do our utmost to ensure uninterrupted service. Please liaise with your usual Hawksford contact in the first instance, or visit Hawksford.com/coronavirus for the latest updates.

T: +s. 40(2)
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Find Hawksford regulatory information & privacy notice [here](#).

From: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Sent: 25 May 2021 14:24
To: s. 40(2) <s. 40(2)@Hawksford.com>; s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2)@uklandandproperty.com
Cc: s. 40(2) <s. 40(2)@homesengland.gov.uk>; KYCLand <KYCLand@homesengland.gov.uk>; @SBRA <SBRA@hawksford.com>
Subject: RE: Renshaw Properties Ltd - Purchase of Site - : Rochdale - Rooley Road Site CDD



Good afternoon s. 40(2)

In order to start completing KYC on Renshaw Properties Ltd we must first gain an understanding of the ownership of the company and have sight of the incorporation documents. Please see below the documentation we need to proceed:-

S. 43

S. 43

Once the above information has been received we can then begin to determine how we will proceed with this transaction and may need further information from yourselves.

Kindest regards,

s. 40(2)

s. 40(2)

Financial Crime Compliance - Risk



Homes
England

Tel. s. 40(2)

St George's House

Kingsway

Gateshead

NE11 0NA

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From: s. 40(2) <s. 40(2)@Hawksford.com>

Sent: 25 May 2021 10:44

To: s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2)@uklandandproperty.com

Cc: s. 40(2) <s. 40(2)@homesengland.gov.uk>; KYCLand <KYCLand@homesengland.gov.uk>; s. 40(2)

<s. 40(2)@homesengland.gov.uk>; @SBRA <SBRA@hawksford.com>

Subject: Renshaw Properties Ltd - Purchase of Site - : Rochdale - Rooley Road Site CDD

Hi s. 40(2)

Please can s. 40(2) and s. 40(2) advise what you need and we will gladly assist – we are used to having queries raised on the company which is jointly owned by two trusts (Rani 1 Life Interest Trust and Rani 2 Life Interest Trust) of which the two settlors and beneficiaries are very reputable businessmen and directors of a FTSE 100 company

I attach extracts from previous answers we have given on the Trusts to act as a starter for ten

Kind regards

s. 40(2)

2)
s. 40(2)

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Find Hawksford regulatory information & privacy notice [here](#).

From: s. 40(2) <s. 40(2) homesengland.gov.uk>
Sent: 24 May 2021 15:46
To: s. 40(2) <s. 40(2) Hawksford.com>; s. 40(2) uklandandproperty.com
Cc: s. 40(2) <s. 40(2) homesengland.gov.uk>; KYCLand <KYCLand@homesengland.gov.uk>; s. 40(2) <s. 40(2) homesengland.gov.uk>
Subject: FW: Renshaw Properties Ltd - Purchase of Site - : Rochdale - Rooley Road Site



s. 40(2)

Please see below from colleagues in the KYC team (Know Your Customer). Whilst we are still at a very early stage it seems prudent to start this work soonest so we can establish if Renshaw Properties Ltd are a company we can transact with. No reason to doubt otherwise but the sooner we know the better for all concerned.

Please can you liaise with my colleagues s. 40(2) & s. 40(2) on this matter.

Thanks

s. 40(2)

)
s. 40(2)
Mobile: s. 40(2)



Homes
England

Churchgate House
56 Oxford St
Manchester
M1 6EU

OFFICIAL

From: s. 40(2) <s. 40(2)@homesengland.gov.uk>

Sent: 21 May 2021 15:43

To: s. 40(2) <s. 40(2)@homesengland.gov.uk>

Cc: KYCLand <KYCLand@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>

Subject: Renshaw Properties Ltd - Purchase of Site - : Rochdale - Rooley Road Site

s. 40(2)

Thankyou for the information you have provided. s. 43

s. 43

Let me know if we can request the information from the Company and we will pull together a list of the information we need.

Regards

s. 40(2) BA BFP FCA AICA

s. 40(2)

Financial Crimes Compliance



Homes
England

T : s. 40(2)

The Lumen
St James Boulevard
Newcastle Helix
Newcastle Upon Tyne
NE4 5BZ

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s. 40(2)

From: s. 40(2)
Sent: 24 May 2021 13:54
To: s. 40(2) | s. 40(2)
Cc: s. 40(2) | homesengland.co.uk; s. 40(2) | uklandandproperty.com;
s. 40(2) | co.uk; @SBRA
Subject: RE: Renshaw Properties - Rooley Road site, Rochdale - access to site and RSK database

s. 40(2)

Thanks for sending this over, my colleague who deals with Technical matters such as this is on holiday this week. I will pick this up with her next week.

Regards

s. 40(2)

)
s. 40(2)
Mobile: s. 40(2)


Homes
England
Churchgate House
56 Oxford St
Manchester
M1 6EU

OFFICIAL

From: s. 40(2) <s. 40(2)@rsk.co.uk>
Sent: 24 May 2021 10:12
To: s. 40(2) <s. 40(2)@hawksford.com>; s. 40(2) <s. 40(2)@homesengland.gov.uk>
Cc: s. 40(2) | homesengland.co.uk; s. 40(2) | uklandandproperty.com; s. 40(2) |
<s. 40(2)@homesengland.gov.uk>; s. 40(2) | co.uk; @SBRA <SBRA@hawksford.com>
Subject: RE: Renshaw Properties - Rooley Road site, Rochdale - access to site and RSK database

Good morning s. 40(2)

As per s. 40(2) email below, please see below password and log in details for the GIS database and story map. The link appears to work best in Google Chrome Browser.

s. 43

You can access the pdf reports and download various files etc that are embedded within the Story Map. Hopefully this is self-explanatory, and once you have reviewed the information contained within or should you have any queries or require additional information, then please feel free to contact me.

I look forward to hearing from you

Kind regards

s. 40(2)
s. 40(2)
Principal Consultant
RSK
Tel: s. 40(2)

From: s. 40(2) <s. 40(2)@Hawksford.com>
Sent: 24 May 2021 09:52
To: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Cc: s. 40(2) <s. 40(2)@homesengland.co.uk>; s. 40(2) <s. 40(2)@uklandandproperty.com>; s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2) <s. 40(2)@co.uk>; s. 40(2) <s. 40(2)@rsk.co.uk>; @SBRA <SBRA@hawksford.com>
Subject: Renshaw Properties - Rooley Road site, Rochdale - access to site and RSK database

Hi s. 40(2)

By this email I am putting you in touch with s. 40(2) at RSK who will be able to guide you through the RSK reports on the site and give you access to their database

Also if you wish to visit the site then please make arrangements with s. 40(2) also cc'd in

Many thanks

Kind regards

s. 40(2)

s. 40(2)
2)

Hawksford

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In response to COVID-19

Hawksford has taken a number of precautionary measures to protect the health and wellbeing of our staff, clients and communities, based on current guidance from relevant governments and specialists. An increased number of our staff are working remotely, we have cancelled all business travel, and we encourage staff to minimise face-to-face meetings in the short term, preferring video conference and telephone. Hawksford is a business that applies best practice governance, communication and technology to good use for our international clients, and we will continue to do our utmost to ensure uninterrupted service. Please liaise with your usual Hawksford contact in the first instance, or visit [Hawksford.com/coronavirus](https://www.hawksford.com/coronavirus) for the latest updates.

T: s. 40(2)
Hawksford House
15 Esplanade
St Helier
Jersey JE1 1RB
Channel Islands

[Hawksford.com](https://www.hawksford.com) | [GuideMeSingapore.com](https://www.GuideMeSingapore.com) | [GuideMeHongKong.com](https://www.GuideMeHongKong.com) | [LinkedIn](https://www.linkedin.com) | [Twitter](https://www.twitter.com) | [WeChat](https://www.wechat.com)

FORMER TURNER BROTHERS SITE, ROCHDALE



s. 40(2)

From: s. 40(2)
Sent: 26 May 2021 15:15
To: s. 40(2); s. 40(2) | s. 40(2) | s. 40(2)
s. 40(2) | s. 40(2)(2) | s. 40(2)
Cc: s. 40(2)
Subject: s. 43 - Rooley Moor Road, Rochdale
Attachments: s. 43

Copy of s. 43 for Rooley Moor Road, Rochdale ahead of the Pipeline and Partnering Review tomorrow morning at 10am.

Many thanks

s. 40(2)
s. 40(2)
North & Public Sector
Development



s. 40(2)
s. 40(2) [homesengland.gov.uk](https://www.homesengland.gov.uk)
(based @ Leeds Office)

OFFICIAL

From: s. 40(2)(2) <s. 40(2)2> homesengland.gov.uk>
Sent: 25 May 2021 15:59
To: s. 40(2) <s. 40(2)> homesengland.gov.uk>
Subject: s. 43 - Rooley Moor Road, Rochdale

Hi s. 40(2)

See attached for discussion on the team call on Thursday.

Let me know if you need anything else from me.

s. 40(2)

s. 40(2)

Office: s. 40(2)
Mobile: s. 40(2)

s. 40(2)

From: s. 40(2)(2)
Sent: 27 May 2021 10:28
To: s. 40(2)
Subject: s. 43 APPROVED

Hi s. 40(2)

The s. 43 for the site in Rochdale was approved this morning. No issues.

s. 40(2) supported 100% but said he would like some feedback from the LA on AH's.

The policy in Rochdale is a little different and they seek a contribution of s. 43 for AH's.

s. 43 s. 40(2) s. 43 but wants us to test this with the LA to understand early if they are supportive.

I told s. 40(2) you had spoken with s. 40(2) who confirmed the LA were desperate to see the site come forward and we anticipate they would be supportive of this approach but we would pick this up with them sooner rather than later.

s. 40(2) also asked us to confirm that the s. 43 costs we had been provided reflect remediation for residential use. I said I understood this to be the case but just need to remember to ask RSK to confirm this when we appoint them!!

(Just putting this in an email so I don't forget!)

Speak later – s. 40(2)

s. 40(2)

s. 40(2)

Office: s. 40(2)
Mobile: s. 40(2)



1st Floor Churchgate House
56 Oxford St
Manchester
M1 6EU
[@HomesEngland](#)

#MakingHomesHappen

s. 40(2)

From: s. 40(2)@Hawksford.com>
Sent: 09 July 2021 14:27
To: s. 40(2)
Cc: KYCLand; s. 40(2) s. 40(2) s. 40(2) s. 40(2) s. 40(2)
Subject: 210602 Renshaw Properties Ltd - further information needed - HAWKTLS
Attachments: s. 41

Dear s. 40(2)

I hope you are well.

Please find attached the following certified documentation:



s. 41 . Attached is a link to the JFSC website showing these entities as being regulated for trust company business.

<https://www.jerseyfsc.org/industry/regulated-entities?search=hawksford&lawSectionTCB=1>

Kind regards,

s. 40(2)

[Redacted signature]

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Find Hawksford regulatory information & privacy notice [here](#).

From: s. 40(2) <s. 40(2)@hawksford.com>
Sent: 10 June 2021 09:53
To: s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2)@Hawksford.com
Cc: KYCLand <KYCLand@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>; s. 40(2)@Hawksford.com; s. 40(2)@Hawksford.com; s. 40(2)@Hawksford.com
Subject: RE: 210602 Renshaw Properties Ltd - further information needed

Hello s. 40(2)

Apologies for the delayed response. My colleague s. 40(2), will collate and then provide the documents requested.

In relation to your queries on Renshaw Properties Limited, Renshaw is a property holding company and purchased the land at Rooley Moor Road, Rochdale in August 2011 for £625,000. Renshaw is a BVI company within the group structure and does not have a website.

Kind regards
s. 40(2)

From: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Sent: 03 June 2021 10:28
To: s. 40(2) <s. 40(2)@hawksford.com>
Cc: KYCLand <KYCLand@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>
Subject: RE: 210602 Renshaw Properties Ltd - further information needed



Good morning s. 40(2)

Apologies, I have looked at further information needed for this purchase and could we please also have the following:-

S. 43

s. 43

Can you also please advise how much Renshaw Properties originally paid for this parcel of land and how they funded the transaction? Can you also please advise of the nature of their business as I cannot find a website to gather any information on this entity.

Once we receive all of the information requested we may still need further information but I will let you know once I have reviewed the documentation/information.

Kindest regards,

s. 40(2)

s. 40(2)

Financial Crime Compliance - Risk



Homes
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Tel. +s. 40(2)

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Kingsway
Gateshead
NE11 0NA

Please forward any Freedom of Information Requests to: info.gov@homesengland.gov.uk

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From: s. 40(2)

Sent: 02 June 2021 13:39

To: s. 40(2) <s. 40(2)@hawksford.com>

Cc: KYCLand <KYCLand@homesengland.gov.uk>; s. 40(2) <s. 40(2)@homesengland.gov.uk>

Subject: 210602 Renshaw Properties Ltd - further information needed

Good afternoon s. 40(2)

Thank you for providing the information with regards to Renshaw Properties Ltd. s. 43

we will need the following information to be able to proceed with KYC:-

s. 43

S. 43

Kindest regards,

s. 40(2)

s. 40(2)

Financial Crime Compliance - Risk



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England

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St George's House
Kingsway
Gateshead
NE11 0NA

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Please forward any requests for information to: infogov@homesengland.gov.uk

s. 40(2)

From: s. 40(2)(2)
Sent: 07 June 2021 09:06
To: s. 40(2)
Subject: FW: WSP Transport contact details

Morning s. 40(2)

Rachel from the NW enabling team has provided the contact details for the transport consultants she deals with at WSP along with a glowing reference!!

Let me know if you want me to arrange a call.

s. 40(2)

2) MRICS
Senior Manager
Office: s. 40(2)
Mobile: s. 40(2)



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Manchester
M1 6EU
[@HomesEngland](#)

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From: s. 40(2) <s. 40(2)> homesengland.gov.uk
Sent: 07 June 2021 08:46
To: s. 40(2)(2) <s. 40(2)(2)> homesengland.gov.uk
Subject: WSP Transport contact details

Hi s. 40(2)

As discussed...

s. 40(2) [redacted]
[redacted]
[redacted] [wsp.com#](#)

s. 40(2) [redacted]
[redacted] [@wsp.com](#)

Thanks,

s. 40(2) [redacted]
[redacted]



s. 40(2) [redacted]

1 Mann Island
Liverpool
L3 1BP
s. 40(2) [@homesengland.gov.uk](#)

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s. 40(2)

From: s. 40(2)
Sent: 16 June 2021 18:15
To: s. 40(2)
Cc: KYCLand
Subject: RE: 210616 Renshaw Properties Ltd - Chaser email

s. 40(2)

Thanks for the update. I suggest you continue to chase (gently). I am aware of private sector interest in acquiring the site s. 43 s. 43 I suspect this private sector interest will fall away and we'll be looking at acquisition again shortly.

Any questions please give me a call.

Thanks

s. 40(2)

)
s. 40(2)
Mobile: s. 40(2)



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56 Oxford St
Manchester
M1 6EU

OFFICIAL

From: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Sent: 16 June 2021 16:27
To: s. 40(2) <s. 40(2)@homesengland.gov.uk>
Cc: KYCLand <KYCLand@homesengland.gov.uk>
Subject: 210616 Renshaw Properties Ltd - Chaser email

Good afternoon s. 40(2)

I am chasing up my outstanding cases and have has responses from s. 40(2) - this is just an FYI of information we need for this entity to complete KYC:-

S. 43

S. 43

Kindest regards,

s. 40(2)

s. 40(2)

Financial Crime Compliance - Risk



Homes
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NE11 0NA

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s. 40(2)

From: s. 40(2)
Sent: 20 August 2021 07:02
To: s. 40(2) s. 40(2)
Subject: Former Asbestos Factory Rochdale

s. 40(2)

Just to confirm I've been told we're not proceeding with this acquisition. s. 41
Who knows, the site may come back in the future if grant/other
funding s. 43.

Any questions please give me a call

s. 40(2)

)
s. 40(2)
Mobile: s. 40(2)


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