

Wednesday 26 September 2018

Our ref: STDC/NT/AW/260918/001

East Coast Slag Products Limited
Portland House
Bickenhill Lane
Solihull
Birmingham
B37 7BQ

Dear Sirs

**Land within the former Tata Steelworks adjacent to Tarmac Wharf, Tees Dock Road - Your Leasehold
Title CE149648 (Part)**

Plot: 123e as indicated on the attached plan(s)

I am writing in connection with the South Tees Development Corporation "STDC" South Tees, Redcar regeneration scheme. You may already be aware of the scheme from recent press articles and TV coverage and you may have had previous correspondence and/or contact from STDC.

The STDC has ambitious plans and has developed a Master Plan which envisages the creation of a world-class industrial park on the River Tees. The plan is aimed at enabling industrial investment that will create approximately 20,000 new jobs and contribute £1 billion per annum into the UK economy.

Further details of the scheme can be found at www.southteesdc.com/masterplan/.

The STDC has advanced negotiations with the major landowners required to deliver the scheme but there are further land and property interests that are potentially needed to enable the scheme to go ahead.

This includes part of your leasehold interest CE149648 falling within Freehold Title CE175030.

I enclose the following documents:

1. 2 plans showing part of your leasehold title CE149648
2. Plans showing the land the Development Corporation may wish to acquire edged blue and labelled Plot 123e.

It is STDC's intention to acquire the land and interests it needs by agreement, but as this might not be possible in every case, STDC has also decided to seek to use its powers of compulsory acquisition to acquire any land or interests that it cannot secure by agreement. STDC is currently preparing a compulsory purchase order for the whole of the scheme, which it will use to assemble the site only if it is unable to reach agreement with all of those affected.

Fewell, Rachael (Avison Young - UK)

From: glenn@dlwalker.net
Sent: 02 October 2018 13:16
To: 'Neil Thomas'; Neil Thomas
Cc: 'Ross Halley'
Subject: RE: Teesport SSSI - East Coast Slag Products
Attachments: Signed Map B.pdf; Signed Map A.pdf; Signed Request for Information Questionnaire.pdf

Hi Neil,
These are copies of the information supplied to STDC.
Please ignore areas 8, 9 & 10 which are outside Tarmacs lease area.
Glenn

Ps shall I use your @southteesdc email address in future ?

From: Neil Thomas <neil@thomas-stevenson.co.uk>
Sent: 02 October 2018 12:03
To: Ross Halley <ross.halley@tarmac.com>
Cc: glenn@dlwalker.net; Neil Thomas - STDC <Neil.Thomas@southteesdc.com>
Subject: RE: Teesport SSSI - East Coast Slag Products

Ross

Thanks for this. I have copied this over to my STDC email address and will pick up with Glenn in the first instance.

Regards

Neil

Neil.Thomas@southteesdc.com
07483 266747

From: Ross Halley <ross.halley@tarmac.com>
Sent: 02 October 2018 11:53
To: Neil Thomas <neil@thomas-stevenson.co.uk>
Cc: glenn@dlwalker.net
Subject: Teesport SSSI - East Coast Slag Products

Neil,

Nice to speak you earlier....

As stated, I would like to appoint Glenn Hall at DLWalker Chartered Surveyors who did some work for us in respect of the liquidation.

I will ask Glenn to get in touch directly in regard to confirmation of the landholdings...

Kind regards,

Ross.

Ross Halley
Head of Estates - North & Scotland

D +44 1509 622021
M +44 7803 953850
ross.halley@tarmac.com

Meeting Street, Quorn, Loughborough, LE12 8EX, United Kingdom
www.tarmac.com



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building materials and construction solutions company*

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Tarmac Cement and Lime Limited Registered in England and Wales. Company No. 66558
Tarmac Services Limited Registered in England and Wales. Company No. 8197397
Registered address for all companies: Portland House Bickenhill Lane Solihull Birmingham B37 7BQ

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Please note that service of documents by email or fax is not accepted.

Fewell, Rachael (Avison Young - UK)

From: glenn@dlwalker.net
Sent: 03 October 2018 10:54
To: Neil Thomas
Subject: RE: Teesport SSSI - East Coast Slag Products
Attachments: Building Licence .pdf

Hi Neil,

1. Noted
2. Noted
3. lease dated 11/05/1999 but I understand that the wharf hasn't been used for some considerable time
4. please ignore areas 8,9 & 10 as there is no formal agreement
5. licence attached

I understand Tarmac "own" significant stocks of various materials that may be of use during the redevelopment process and that they would be interested in discussing relocating their asphalt and concrete plants, perhaps we can discuss at some point.

Best regards,
Glenn

From: Neil Thomas <Neil.Thomas@southteesdc.com>
Sent: 02 October 2018 16:12
To: glenn@dlwalker.net
Cc: 'Ross Halley' <ross.halley@tarmac.com>
Subject: RE: Teesport SSSI - East Coast Slag Products

Glenn

Thanks for this. Yes please use this email address.

Initial observations are that in all likelihood:

1. Area 1 & 2 will be affected.
2. Area 3a & 3b will not be directly affected being outside the proposed redevelopment area.
3. Areas 4, 5, 6a & 6b, 7 will be affected. What is the document that gives the rights to use the Wharf?
4. Areas 8, 9 & 10 will be affected. Area 9 is in part within the Hanson registered leasehold interest – Civil & Marine Ltd.
5. The Agslag building will be affected. Do you have a copy of the licence agreement for the Agslag Building you could let me have?

Regards

Neil



Neil Thomas BSc (Hons) MRICS ACI Arb
Land & Property
South Tees Development Corporation
Teesside Management Offices
Redcar

Fewell, Rachael (Avison Young - UK)

From: Glenn Hall <glenn@dlwalker.net>
Sent: 06 December 2018 09:41
To: Neil Thomas
Subject: RE: Teesport / SSI - East Coast Slag

Hi Neil,

On a without prejudice basis, Tarmac advise:

- At Blast Furnace - Area 1 & 2 it is unlikely that Tarmac will require operational use other than in the event that there is recoverable machinery on the land
- At British Steel - Area 3 - Tarmac are in need of rail linked facilities so cannot wholly discount operational use

Best regards,
Glenn

From: glenn@dlwalker.net <glenn@dlwalker.net>
Sent: 05 December 2018 13:53
To: 'Neil Thomas' <Neil.Thomas@southteesdc.com>
Subject: RE: Teesport / SSI - East Coast Slag

Hi Neil,

I have asked the question and will respond as soon as I receive a reply.

Best regards,
Glenn

From: Neil Thomas <Neil.Thomas@southteesdc.com>
Sent: 05 December 2018 13:22
To: glenn@dlwalker.net
Subject: Teesport / SSI - East Coast Slag

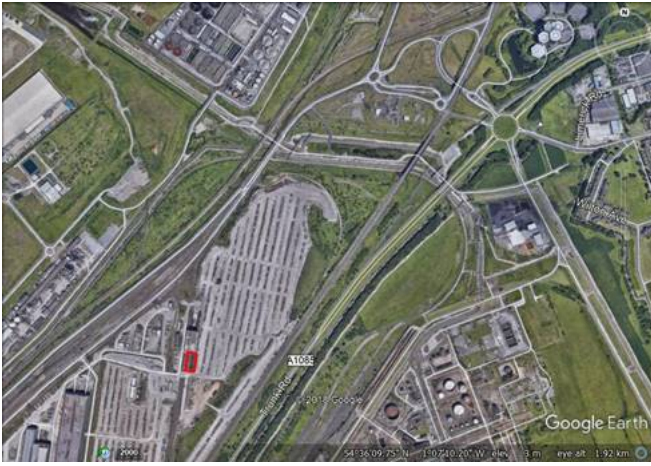
Hi Glenn,

Could you enquire of your clients whether entirely on a without prejudice basis they foresee any future operational need for the parcels of land shown below which are included in the present SSI-ECS lease.

At Blast Furnace



At British Steel



Regards

Neil



Neil Thomas BSc (Hons) MRICS ACI Arb
Land & Property
South Tees Development Corporation
Teesside Management Offices
Redcar
TS10 5QW
Mobile: 07483 266747

Neil.Thomas@southteesdc.com





South Tees Development Corporation
Teesside Management Offices
Redcar
TS10 5QW
Tel: 01642 408000

Thursday 11th April 2019

East Coast Slag Products Ltd
Portland House
Bickenhill Lane
Solihull
Birmingham
B37 7BQ

Dear Sir or Madam

The South Tees Development Corporation (South Tees, Redcar) Compulsory Purchase Order 2018

I am writing in connection with the South Tees Development Corporation "STDC" South Tees, Redcar regeneration scheme. You may already be aware of the scheme from recent press articles and TV coverage and you may have had previous correspondence and/or contact from STDC.

The STDC has ambitious plans and has developed a Master Plan which envisages the creation of a world-class industrial park on the River Tees. The plan is aimed at enabling industrial investment that will create approximately 20,000 new jobs and contribute £1 billion per annum into the UK economy.

Further details of the scheme can be found at www.southteesdc.com/masterplan/

The STDC has advanced negotiations with the major landowners required to deliver the scheme and completed significant land purchases but there are further land and property interests that are needed to allow the scheme to go ahead, this includes your property interest(s).

It remains STDC's preference to acquire the remaining land and interests it needs by agreement, but as this might not be possible in every case, STDC has also decided to seek to use its powers of compulsory acquisition to acquire any land or interests that it cannot secure by agreement.

STDC will therefore shortly be making a compulsory purchase order for the whole of the scheme, which it will use to assemble the site only if it is unable to reach agreement with those affected. This will require the service of formal documentation on all affected parties.

The purpose of this letter is therefore to let you know that the formal notice will be served upon you shortly and to invite you to continue negotiations to see if we can agree terms that avoid STDC having to use compulsory purchase powers in respect of your land or interest.

The compulsory purchase process is complex and STDC are available to answer any specific queries you have and to work with you throughout the process to address concerns which may arise.

STDC is also keen to assist you with any relocation opportunities that you may wish to explore and I shall be happy to discuss this further with you.

If you have not already done so I recommend that you appoint a surveyor experienced in compulsory purchase to assist you. STDC will be responsible for the reasonable surveyor's fees paid by you as part of the compensation you will be entitled to if we can reach agreement.

Compulsory purchase specialist surveyors can be found on the Compulsory Purchase Association website: www.compulsorypurchaseassociation.org, or on the Royal Institution of Chartered Surveyors (RICS) website www.rics.org/uk.

STDC look forward to hearing from you to discuss the Corporation's proposals and to continue negotiations to acquire your property or interest by agreement. I should be most grateful if you could please make contact with one of my team. Contact details are:

Neil Thomas, Land & Property: 07483 266747 / Neil.Thomas@southteesdc.com
Darren Edmends, Project Manager: 01642 408033 Darren.Edmends@southteesdc.com

I look forward to hearing from you.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Ben', is positioned above the printed name and title.

Ben Houchen
Chair of the Board
South Tees Development Corporation

Cc Glenn Hall, DL Walker, Albion House, 89, Station Rd, Sheffield, S21 4FW

Fewell, Rachael (Avison Young - UK)

From: Glenn Hall <glenn@dlwalker.net>
Sent: 12 April 2019 14:53
To: Neil Thomas
Subject: RE: 11.04.19 East Coast Slag Products Ltd

Thanks for the heads up Neil,
I'll let the appropriate Estates Manager within Tarmac know.
Best regards,
Glenn

From: Neil Thomas <Neil.Thomas@southteesdc.com>
Sent: 12 April 2019 14:46
To: glenn@dlwalker.net
Subject: 11.04.19 East Coast Slag Products Ltd

Glenn,

Please find attached copy letter being sent out today for information.

We will need to revisit our discussions around the implications for your client now that STDC have made the CPO.

Regards

Neil

Neil Thomas BSc (Hons) MRICS ACI Arb
Land & Property
South Tees Development Corporation
Teesside Management Offices
Redcar
TS10 5QW

T: 01642 408057
M: 07483 266747
E: Neil.Thomas@southteesdc.com

Fewell, Rachael (Avison Young - UK)

From: King, Michael (Avison Young - UK)
Sent: 08 August 2019 20:16
To: headoffice@dlwalker.net
Cc: Kirkham, Helen (Avison Young - UK); Fewell, Rachael (Avison Young - UK); John McNicholas (John.McNicholas@southteesdc.com); Jeanette Armin (Jeanette.Armin@southteesdc.com); Neil Thomas
Subject: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Dear Mr Walker

I refer to your letter of objection submitted on the 9th May 2019 on behalf of Tarmac Trading Co Ltd and East Coast Slag Products Ltd in respect of the above proposed CPO. My firm is appointed to act on behalf of STDC to liaise and negotiate with affected parties, and I would welcome the opportunity to meet with you on site. This will enable my greater understanding of the nature of the operation, and hence the issues raised in your objection, and in order that I can more ably explore ways in which we can negate or alleviate entirely your client's concerns, within the context of a "compensation code" informed conversation. I am away on a short break for much of next week, but if you agreeable to a meeting, and would be kind enough to advise of your availability to meet on site the week commencing the 19th August, we can diarise and at a time to accommodate our respective travel arrangements. Depending on the date agreed, the meeting may be attended by John McNicholas, STDC's Engineering & Programme Director. We can take the opportunity to discuss all material issues in terms of the Order and impact on your clients, and I can answer any particular queries you/your client may have. If I can be of any immediate assistance please do not hesitate to contact me. I look forward to hearing from you.

Yours sincerely

Mike King

Michael King FRICS

Principal

RICS Registered Valuer, Expert Witness & Accredited Mediator

Legal Experience Training Advanced Professional Award in Expert Witness Evidence

michael.king@avisonyoung.com

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Fewell, Rachael (Avison Young - UK)

From: Glenn Hall <glenn@dlwalker.net>
Sent: 23 August 2019 10:59
To: 'Neil Thomas'; King, Michael (Avison Young - UK); 'Ross Halley'
Cc: David Walker; 'John McNicholas'; Kirkham, Helen (Avison Young - UK); Terri Mason
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

External Sender

External Sender

Neil, Mike,
Unfortunately I've just been informed that Ross is no longer available on 03/09 so we will have to rearrange for later in September.
Best regards,
Glenn

From: glenn@dlwalker.net <glenn@dlwalker.net>
Sent: 21 August 2019 11:03
To: 'Neil Thomas' <Neil.Thomas@southteesdc.com>; 'King, Michael (Avison Young - UK)' <Michael.King@avisonyoung.com>; 'Ross Halley' <ross.halley@tarmac.com>
Cc: 'David Walker' <david@dlwalker.net>; 'John McNicholas' <John.McNicholas@southteesdc.com>; 'Kirkham, Helen (Avison Young - UK)' <Helen.Kirkham@avisonyoung.com>
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Thanks Neil,
Form completed and attached.
Ross Halley is on leave until 02/09.
Best regards,
Glenn

From: Neil Thomas <Neil.Thomas@southteesdc.com>
Sent: 21 August 2019 09:56
To: Glenn Hall <glenn@dlwalker.net>; 'King, Michael (Avison Young - UK)' <Michael.King@avisonyoung.com>; 'Ross Halley' <ross.halley@tarmac.com>
Cc: David Walker <david@dlwalker.net>; John McNicholas <John.McNicholas@southteesdc.com>; 'Kirkham, Helen (Avison Young - UK)' <Helen.Kirkham@avisonyoung.com>
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

All,

Please use the Redcar Security Gate access via the postcode below.

Please can all visitors individually complete the attached form and return it to me asap. Please arrive at 10.45am to allow time for site inductions.

I will arrange a meeting room here with a timeslot of 3 hours which should allow time for an initial discussion, a "Tarmac" site visit if required and a return to the STDC offices within the site post site visit if required.

If you feel you require a meeting room for longer please let me know.

Regards

Neil

Neil Thomas BSc (Hons) MRICS ACI Arb

Land & Property

Office: 01642 408057

Mobile: 07483 266747



South Tees Development Corporation, Teesside Management Offices, Redcar, TS10 5QW



From: Glenn Hall [<mailto:glenn@dlwalker.net>]

Sent: 21 August 2019 09:25

To: 'King, Michael (Avison Young - UK)'; 'Ross Halley'

Cc: David Walker; John McNicholas; Kirkham, Helen (Avison Young - UK); Neil Thomas

Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

OK Mike,

Can you provide STDC offices address please.

Best regards,

Glenn

From: King, Michael (Avison Young - UK) <Michael.King@avisonyoung.com>

Sent: 20 August 2019 17:46

To: Glenn Hall <glenn@dlwalker.net>; Ross Halley <ross.halley@tarmac.com>

Cc: David Walker <david@dlwalker.net>; 'John McNicholas' <John.McNicholas@southteesdc.com>; Kirkham, Helen (Avison Young - UK) <Helen.Kirkham@avisonyoung.com>; 'Neil Thomas' <Neil.Thomas@southteesdc.com>

Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Glen

A meeting on site at 11.00 am on the 3rd September is fine. I'm not sure what meeting point is best, but I suppose we could congregate at STDC offices ? But happy to meet at a place to suit.

Regards

Mike

Michael King FRICS

Principal

RICS Registered Valuer, Expert Witness & Accredited Mediator

Legal Experience Training Advanced Professional Award in Expert Witness Evidence

michael.king@avisonyoung.com

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From: Glenn Hall [<mailto:glenn@dlwalker.net>]

Sent: 20 August 2019 13:44

To: King, Michael (Avison Young - UK); Ross Halley

Cc: David Walker; 'John McNicholas'; Kirkham, Helen (Avison Young - UK); 'Neil Thomas'

Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

External Sender

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OK Mike,

I can rearrange to be available on Tuesday 3rd.

Would 11am be convenient and do you have a meeting point please.

Best regards,

Glenn

From: King, Michael (Avison Young - UK) <Michael.King@avisonyoung.com>

Sent: 20 August 2019 13:15

To: Glenn Hall <glenn@dlwalker.net>

Cc: David Walker <david@dlwalker.net>; Ross Halley <ross.halley@tarmac.com>; John McNicholas (John.McNicholas@southteesdc.com) <John.McNicholas@southteesdc.com>; Kirkham, Helen (Avison Young - UK) <Helen.Kirkham@avisonyoung.com>; Neil Thomas <Neil.Thomas@southteesdc.com>

Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Glenn

Mindful that Ross can't make any time in August, and you are not available on the 3rd September, and I go on holiday on the 4th, the earliest I can do is the 24th September when I get back. Indeed I can make any date that week from the 24th, but if on the Friday 27th September, it will need to be afternoon. If it is felt that this is too long to wait, I will ask my colleague, Helen Kirkham to liaise to see if an earlier date can be arranged. Please let me know your preference.

Regards

Mike

Michael King FRICS

Principal

RICS Registered Valuer, Expert Witness & Accredited Mediator

Legal Experience Training Advanced Professional Award in Expert Witness Evidence

michael.king@avisonyoung.com

Avison Young

Norfolk House,

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D +44 (0)161 956 4008**M** +44 (0)77 8602 0741avisonyoung.co.uk

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From: Glenn Hall [<mailto:glenn@dlwalker.net>]**Sent:** 15 August 2019 14:25**To:** King, Michael (Avison Young - UK)**Cc:** David Walker; Ross Halley**Subject:** RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd**External Sender****External Sender**

Mike,

Ross Halley is on leave in August.

Please suggest alternative dates and we will get back to you.

Best regards,

Glenn

From: King, Michael (Avison Young - UK) <Michael.King@avisonyoung.com>**Sent:** 15 August 2019 13:13**To:** Glenn Hall <glenn@dlwalker.net>**Cc:** Kirkham, Helen (Avison Young - UK) <Helen.Kirkham@avisonyoung.com>; John McNicholas(<John.McNicholas@southteesdc.com> <John.McNicholas@southteesdc.com>; Fewell, Rachael (Avison Young - UK)<Rachael.Fewell@avisonyoung.com>; David Allison (<David.Allison@teesvalley-ca.gov.uk> <David.Allison@teesvalley-ca.gov.uk>**Subject:** RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Glen

I regret that I had suggested an August meeting, obviously to expedite our gathering to discuss, but also because I am away early September on holiday. I assume August is definitely not possible from your perspective ? It is regrettably holiday season. If we can't make August, the earliest I could personally do is the 23rd September mindful of other post-holiday commitments. I suspect we would both prefer not to leave it that long. If August is definitely not possible, do you want to leave it until later September, or alternatively I

might I arrange for a colleague, likely Helen Kirkham, to meet with you on site, possibly with John McNicholas from STDC if available ? I look forward to hearing from you.

Mike

Michael King FRICS

Principal

RICS Registered Valuer, Expert Witness & Accredited Mediator

Legal Experience Training Advanced Professional Award in Expert Witness Evidence

michael.king@avisonyoung.com

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From: Glenn Hall [<mailto:glenn@dlwalker.net>]

Sent: 13 August 2019 15:51

To: King, Michael (Avison Young - UK)

Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

External Sender

External Sender

Mike,

Can we arrange for Wed 4th September please as I'm no longer available on 3rd.

Thanks,

Glenn

From: glenn@dlwalker.net <glenn@dlwalker.net>

Sent: 12 August 2019 09:17

To: 'michael.king@avisonyoung.com' <michael.king@avisonyoung.com>

Cc: 'David Walker' <david@dlwalker.net>; Ross Halley (ross.halley@tarmac.com) <ross.halley@tarmac.com>

Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Good morning Mike,

Ross Halley (Tarmac's Head of Asset Management) and I are available to meet on either Tuesday 3rd or Wednesday 4th September. Late morning would probably be best. Please let me know.

Best regards,

Glenn

Glenn Hall BSc MSc MRICS

RICS Registered Valuer

David L Walker Limited, Albion House, 89 Station Road, Eckington, Sheffield, S21 4FW
Tel: 01246 431749
Fax: 01246 431863
Mobile: 07584 121709
Email: Glenn@dlwalker.net
Please visit our website: www.davidlwalkerlimited.co.uk

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From: David Walker <david@dlwalker.net>
Sent: 09 August 2019 09:03
To: Glenn Hall <glenn@dlwalker.net>
Subject: Fw: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Our ref: DLW/AH – T25/3

Glenn

Can you respond please.

DLW

From: King, Michael (Avison Young - UK)
Sent: Thursday, August 8, 2019 8:16 PM
To: headoffice@dlwalker.net
Cc: Kirkham, Helen (Avison Young - UK) ; Fewell, Rachael (Avison Young - UK) ; John McNicholas (John.McNicholas@southteesdc.com) ; Jeanette Armin (Jeanette.Armin@southteesdc.com) ; Neil Thomas
Subject: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Dear Mr Walker

I refer to your letter of objection submitted on the 9th May 2019 on behalf of Tarmac Trading Co Ltd and East Coast Slag Products Ltd in respect of the above proposed CPO. My firm is appointed to act on behalf of STDC to liaise and negotiate with affected parties, and I would welcome the opportunity to meet with you on site. This will enable my greater understanding of the nature of the operation, and hence the issues raised in your objection, and in order that I can more ably explore ways in which we can negate or alleviate entirely your client's concerns, within the context of a "compensation code" informed conversation. I am away on a short break for much of next week, but if you agreeable to a meeting, and would be kind enough to advise of your availability to meet on site the week commencing the 19th August, we can diarise and at a time to accommodate our respective travel arrangements. Depending on the date agreed, the meeting may be attended by John McNicholas, STDC's Engineering & Programme Director. We can take the opportunity to discuss all material issues in terms of the Order and impact on your clients, and I can answer any particular queries you/your client may have. If I can be of any immediate assistance please do not hesitate to contact me. I look forward to hearing from you.

Yours sincerely

Mike King

Michael King FRICS
Principal

Fewell, Rachael (Avison Young - UK)

From: Glenn Hall <glenn@dlwalker.net>
Sent: 23 August 2019 13:31
To: 'Neil Thomas'
Cc: David Walker; 'Ross Halley'; King, Michael (Avison Young - UK)
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd
Attachments: Fee Note_14_5_2019_13_54_18_393.pdf; Teesport Invoice 05-19-0524.docx

External Sender

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Hi Neil,
I've attached Barry Denyer-Green's fee note and our invoice for £3500 + VAT to Tarmac (which includes Barry's fee). We have another invoice for £535.50 + VAT currently being prepared and I will forward this asap.
Best regards,
Glenn

From: Neil Thomas <Neil.Thomas@southteesdc.com>
Sent: 21 August 2019 17:21
To: Glenn Hall <glenn@dlwalker.net>
Cc: David Walker <david@dlwalker.net>; Ross Halley <ross.halley@tarmac.com>; 'King, Michael (Avison Young - UK)' <Michael.King@avisonyoung.com>
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Glenn,

Can you send through the timesheet/log detailing dates, personnel, actions, time spent and chargeable rates please.

Regards

Neil

Neil Thomas BSc (Hons) MRICS ACI Arb

Land & Property

Office: 01642 408057
Mobile: 07483 266747



South Tees Development Corporation, Teesside Management Offices, Redcar, TS10 5QW



From: Glenn Hall [<mailto:glenn@dlwalker.net>]
Sent: 21 August 2019 14:46

To: Neil Thomas

Cc: David Walker; Ross Halley; 'King, Michael (Avison Young - UK)'

Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Neil,

Just a short note to confirm that South Tees Development Corporation will meet Tarmac's reasonable fees in this matter.

These currently amount to £4035.50 + VAT up to 31 July 2019.

Best regards,

Glenn

Glenn Hall BSc MSc MRICS

RICS Registered Valuer

David L Walker Limited, Albion House, 89 Station Road, Eckington, Sheffield, S21 4FW

Tel: 01246 431749

Fax: 01246 431863

Mobile: 07584 121709

Email: Glenn@dlwalker.net

Please visit our website: www.davidlwalkerlimited.co.uk

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Fewell, Rachael (Avison Young - UK)

From: King, Michael (Avison Young - UK)
Sent: 30 August 2019 16:23
To: 'Glenn Hall'
Cc: David Walker; 'Ross Halley'; 'Neil Thomas'; Kirkham, Helen (Avison Young - UK); Fewell, Rachael (Avison Young - UK); 'Terri Mason'
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd
Attachments: Teesport Invoice 07-19-0734.pdf; Teesport Timesheet.xlsx

Glenn

The spreadsheet forwarded as attached doesn't have the hours spent stated ! Could you add these please and resend. Whilst I will take instruction, it would be a very unusual acquiring Authority precedent for STDC to agree fees relating to any objection to the Order. On the site meeting, if Ross confirms he can't make September, we might diarise the soonest date he can make it. I will at least be back from my holiday.

Regards
Mike

Michael King FRICS

Principal

RICS Registered Valuer, Expert Witness & Accredited Mediator

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michael.king@avisonyoung.com

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From: Glenn Hall [mailto:glenn@dlwalker.net]

Sent: 30 August 2019 14:18

To: King, Michael (Avison Young - UK)

Cc: David Walker; 'Ross Halley'; 'Neil Thomas'; Kirkham, Helen (Avison Young - UK); Fewell, Rachael (Avison Young - UK); 'Terri Mason'

Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

External Sender

External Sender

Mike,

Please find attached our invoice for time spent to 31/07/19 and a simple timesheet as requested.

I have asked Barry Denyer-Green if he will supply a timesheet and will forward this to you if received.
Please confirm that you will reimburse Tarmac in the sum of £4,035.50 + VAT and whether we should invoice STDC direct going forwards.

Best regards,
Glenn

From: King, Michael (Avison Young - UK) <Michael.King@avisonyoung.com>
Sent: 28 August 2019 16:19
To: Glenn Hall <glenn@dlwalker.net>
Cc: David Walker <david@dlwalker.net>; 'Ross Halley' <ross.halley@tarmac.com>; 'Neil Thomas' <Neil.Thomas@southteesdc.com>; Kirkham, Helen (Avison Young - UK) <Helen.Kirkham@avisonyoung.com>; Fewell, Rachael (Avison Young - UK) <Rachael.Fewell@avisonyoung.com>; Terri Mason <terri.mason@tarmac.com>
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Glenn

Noted. I will await to hear.

On the timesheets, there's nothing prescriptive in terms of format. We (Avison Young) tend to prepare a simple Excel spreadsheet with a general heading relating to the Client and Subject matter and then columns for Date, Surveyor Name, Time Spent, Hourly Rate and Description of the work input. Obviously with a running total. Nothing more elaborate than that. The Description just needs to summarise the nature of the work input, including for example advising if it's a meeting, telephone call, preparation of report and such like. Unfortunately our timesheets have our branding or otherwise I'd send you a specimen.

Regards
Mike

Michael King FRICS

Principal

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michael.king@avisonyoung.com

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From: Glenn Hall [<mailto:glenn@dlwalker.net>]
Sent: 28 August 2019 15:53
To: King, Michael (Avison Young - UK)
Cc: David Walker; 'Ross Halley'; 'Neil Thomas'; Kirkham, Helen (Avison Young - UK); Fewell, Rachael (Avison Young - UK); Terri Mason
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

External Sender

External Sender

Mike,

I am unable to say when might be a convenient meeting time until Ross returns from leave on Monday 2nd September.

Tarmac will require confirmation that their reasonable costs will be met given the time spent to date and involved in attending further meetings in Teesport.

We are able to provide further cost breakdowns if wholly necessary, do you have a standard timesheet that you require completing ? We can request further detail from Falcon Chambers if required.

Best regards,

Glenn

From: King, Michael (Avison Young - UK) <Michael.King@avisonyoung.com>

Sent: 28 August 2019 14:30

To: Glenn Hall <glenn@dlwalker.net>

Cc: David Walker <david@dlwalker.net>; 'Ross Halley' <ross.halley@tarmac.com>; Neil Thomas <Neil.Thomas@southteesdc.com>; Kirkham, Helen (Avison Young - UK) <Helen.Kirkham@avisonyoung.com>; Fewell, Rachael (Avison Young - UK) <Rachael.Fewell@avisonyoung.com>

Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Glenn

I will await to hear from you regarding convenient site meeting dates. As advised, and to expedite mindful of my imminent holiday leave (4th-20th sept), my colleague Helen Kirkham can step in, or if availability dictates a late September date, I can make any day week commencing the 23rd September. The team are all briefed on all matters Redcar, Teesside to input.

On the fees, and whilst your total doesn't appear excessive on the face of it all things considered, I regret for audit purposes I will need to see and consider supporting timesheets and hourly charge rates I'm afraid. If these can be provided in early course, I will consider and make my recommendations for payment to STDC expeditiously. You might appreciate that we need to ensure fairness and consistency in such matters. In CPO matters, acquiring Authorities would not normally reimburse professional/advisor fees associated with affected parties objecting to the Order. The Falcon Chambers invoice is again limited in its supporting narrative, but on the face of it, it does make simple reference to "Letter of objections". But it's not clear what the advice was in relation. Again I would need clarification on the scope of work and supporting time basis please in order that I might consider its validity.

I look forward to hearing from you. If I can be of immediate assistance, please do not hesitate to contact me.

Regards

Mike

Michael King FRICS

Principal

RICS Registered Valuer, Expert Witness & Accredited Mediator

Legal Experience Training Advanced Professional Award in Expert Witness Evidence

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From: Neil Thomas [<mailto:Neil.Thomas@southteesdc.com>]

Sent: 23 August 2019 17:56

To: Glenn Hall

Cc: David Walker; 'Ross Halley'; King, Michael (Avison Young - UK)

Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

External Sender

External Sender

Glenn,

Thanks – Mike will pick up this with you as part of the wider discussions. Hopefully we can rearrange the meeting soonest.

Regards

Neil

Neil Thomas BSc (Hons) MRICS ACI Arb

Land & Property

Office: 01642 408057

Mobile: 07483 266747



South Tees Development Corporation, Teesside Management Offices, Redcar, TS10 5QW



From: Glenn Hall [<mailto:glenn@dlwalker.net>]

Sent: 23 August 2019 13:31

To: Neil Thomas

Cc: David Walker; 'Ross Halley'; 'King, Michael (Avison Young - UK)'

Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Hi Neil,

I've attached Barry Denyer-Green's fee note and our invoice for £3500 + VAT to Tarmac (which includes Barry's fee).

Fewell, Rachael (Avison Young - UK)

From: King, Michael (Avison Young - UK)
Sent: 27 August 2019 09:15
To: 'Glenn Hall'; 'Neil Thomas'; 'Ross Halley'
Cc: David Walker; 'John McNicholas'; Kirkham, Helen (Avison Young - UK); Terri Mason
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Glenn

Can you let me have some dates when you and Ross are available. I am due on leave from the 4th to 20th September, hence why I was trying to arrange prior to my holiday. I can make any day the week commencing the 23rd September, however if you are both able to make an earlier date, which is likely preferable to expedite, my colleague Helen Kirkham can attend. I look forward to hearing from you

Regards

Mike

Michael King FRICS

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From: Glenn Hall [mailto:glenn@dlwalker.net]
Sent: 23 August 2019 10:59
To: 'Neil Thomas'; King, Michael (Avison Young - UK); 'Ross Halley'
Cc: David Walker; 'John McNicholas'; Kirkham, Helen (Avison Young - UK); Terri Mason
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

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Neil, Mike,

Fewell, Rachael (Avison Young - UK)

From: Glenn Hall <glenn@dlwalker.net>
Sent: 28 August 2019 18:22
To: King, Michael (Avison Young - UK)
Cc: David Walker; 'Ross Halley'; 'Neil Thomas'; Kirkham, Helen (Avison Young - UK); Fewell, Rachael (Avison Young - UK); 'Terri Mason'
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

External Sender

External Sender

Mike,
It doesn't look as though Ross has a free day in September but I will confirm next week.
Best regards,
Glenn

From: King, Michael (Avison Young - UK) <Michael.King@avisonyoung.com>
Sent: 28 August 2019 16:19
To: Glenn Hall <glenn@dlwalker.net>
Cc: David Walker <david@dlwalker.net>; 'Ross Halley' <ross.halley@tarmac.com>; 'Neil Thomas' <Neil.Thomas@southteesdc.com>; Kirkham, Helen (Avison Young - UK) <Helen.Kirkham@avisonyoung.com>; Fewell, Rachael (Avison Young - UK) <Rachael.Fewell@avisonyoung.com>; Terri Mason <terri.mason@tarmac.com>
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Glenn
Noted. I will await to hear.
On the timesheets, there's nothing prescriptive in terms of format. We (Avison Young) tend to prepare a simple Excel spreadsheet with a general heading relating to the Client and Subject matter and then columns for Date, Surveyor Name, Time Spent, Hourly Rate and Description of the work input. Obviously with a running total. Nothing more elaborate than that. The Description just needs to summarise the nature of the work input, including for example advising if it's a meeting, telephone call, preparation of report and such like. Unfortunately our timesheets have our branding or otherwise I'd send you a specimen.
Regards
Mike

Michael King FRICS

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Fewell, Rachael (Avison Young - UK)

From: King, Michael (Avison Young - UK)
Sent: 02 September 2019 10:35
To: Glenn Hall
Cc: David Walker; 'Ross Halley'; 'Neil Thomas'; Kirkham, Helen (Avison Young - UK); Fewell, Rachael (Avison Young - UK); 'Terri Mason'
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd
Attachments: Teesport Timesheet.pdf

Glenn

I have reviewed the timesheet pdf. As advised in my last e mail, it would be somewhat unprecedented for an acquiring Authority to reimburse affected parties for time spent objecting to the Order. I note 1 hour of David Walker's time in the attached timesheet on 9th and 19th May relates to this. I will take instruction on this point. At present I can authorise payment of the attached fees less £145. It would also be normal for you to seek payment from Tarmac in order that they might reclaim the VAT element on any fee, and we STDC would reimburse your client the fee net of Vat element. I am assuming your client will be VAT registered and hence able to reclaim VAT ? I will await the supporting timesheet for the Falcon Chambers fee. I will also await your contact on a site inspection date. I will be on holiday from the 4th-20th September. Please liaise with my secretary, Jacqueline Smith (copied) in my absence.

Regards

Mike

Michael King FRICS

Principal

RICS Registered Valuer, Expert Witness & Accredited Mediator

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From: Glenn Hall [mailto:glenn@dlwalker.net]

Sent: 02 September 2019 10:08

To: King, Michael (Avison Young - UK)

Cc: David Walker; 'Ross Halley'; 'Neil Thomas'; Kirkham, Helen (Avison Young - UK); Fewell, Rachael (Avison Young - UK); 'Terri Mason'

Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

External Sender

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Mike,

How strange... the hours spent are still showing on the copy I have.... I've attached as a pdf.

I haven't had chance to speak to Ross yet but will be surprised if Tarmac wish to incur additional costs attending a site meeting if the costs already incurred are not going to be reimbursed.

As identified in Tarmac's objection, STDC have embarked on compulsory purchase where this is unnecessary as their objectives can be achieved without the acquisition of Tarmac's interests. Tarmac therefore do not accept that they should be put to additional time and cost to protect their interests against an unnecessary CPO.

Tarmac already have their objection in place and currently see no reason why they should not allow this to be heard at the public local inquiry.

Best regards,

Glenn

From: King, Michael (Avison Young - UK) <Michael.King@avisonyoung.com>

Sent: 30 August 2019 16:20

To: Glenn Hall <glenn@dlwalker.net>

Cc: David Walker <david@dlwalker.net>; 'Ross Halley' <ross.halley@tarmac.com>; 'Neil Thomas' <Neil.Thomas@southteesdc.com>; Kirkham, Helen (Avison Young - UK) <Helen.Kirkham@avisonyoung.com>; Fewell, Rachael (Avison Young - UK) <Rachael.Fewell@avisonyoung.com>; 'Terri Mason' <terri.mason@tarmac.com>

Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Glenn

The spreadsheet forwarded as attached doesn't have the hours spent stated ! Could you add these please and resend. Whilst I will take instruction, it would be a very unusual acquiring Authority precedent for STDC to agree fees relating to any objection to the Order. On the site meeting, if Ross confirms he can't make September, we might diarise the soonest date he can make it. I will at least be back from my holiday.

Regards

Mike

Michael King FRICS

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Fewell, Rachael (Avison Young - UK)

From: Glenn Hall <glenn@dlwalker.net>
Sent: 04 September 2019 11:14
To: King, Michael (Avison Young - UK)
Cc: David Walker; 'Ross Halley'; 'Neil Thomas'; Kirkham, Helen (Avison Young - UK); Fewell, Rachael (Avison Young - UK); 'Terri Mason'; Smith, Jacqueline (Avison Young - UK)
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

External Sender

External Sender

OK Mike Wed 02/10 at 10am at STDC offices

Terri, can you confirm with Ross please

Thanks,
Glenn

From: King, Michael (Avison Young - UK) <Michael.King@avisonyoung.com>
Sent: 04 September 2019 10:25
To: Glenn Hall <glenn@dlwalker.net>
Cc: David Walker <david@dlwalker.net>; 'Ross Halley' <ross.halley@tarmac.com>; 'Neil Thomas' <Neil.Thomas@southteesdc.com>; Kirkham, Helen (Avison Young - UK) <Helen.Kirkham@avisonyoung.com>; Fewell, Rachael (Avison Young - UK) <Rachael.Fewell@avisonyoung.com>; 'Terri Mason' <terri.mason@tarmac.com>; Smith, Jacqueline (Avison Young - UK) <Jacqueline.Smith@avisonyoung.com>
Subject: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Glenn
Can we make it the 2nd October please. Neil Thomas at STDC will likely attend, and we will arrange a room at STDC to meet in the first instance before we go to site.
Regards
Mike

Michael King FRICS

Principal

RICS Registered Valuer, Expert Witness & Accredited Mediator

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From: Glenn Hall [<mailto:glenn@dlwalker.net>]

Sent: 02 September 2019 11:27

To: King, Michael (Avison Young - UK)

Cc: David Walker; 'Ross Halley'; 'Neil Thomas'; Kirkham, Helen (Avison Young - UK); Fewell, Rachael (Avison Young - UK); 'Terri Mason'

Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

External Sender

External Sender

Mike,

Ross is available Mon 30th Sept, Weds 2nd Oct or Thurs 3rd Oct... suggested 10am start.

Best regards,

Glenn

From: glenn@dlwalker.net <glenn@dlwalker.net>

Sent: 02 September 2019 11:13

To: 'King, Michael (Avison Young - UK)' <Michael.King@avisonyoung.com>

Cc: 'David Walker' <david@dlwalker.net>; 'Ross Halley' <ross.halley@tarmac.com>; 'Neil Thomas' <Neil.Thomas@southteesdc.com>; Kirkham, Helen (Avison Young - UK) <Helen.Kirkham@avisonyoung.com>; 'Fewell, Rachael (Avison Young - UK)' <Rachael.Fewell@avisonyoung.com>; 'Terri Mason' <terri.mason@tarmac.com>

Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

OK thanks Mike,

I can confirm Tarmac are VAT registered and will arrange for them to send an interim invoice.

Have a good holiday.

Best regards,

Glenn

From: King, Michael (Avison Young - UK) <Michael.King@avisonyoung.com>

Sent: 02 September 2019 10:35

To: Glenn Hall <glenn@dlwalker.net>

Cc: David Walker <david@dlwalker.net>; 'Ross Halley' <ross.halley@tarmac.com>; 'Neil Thomas' <Neil.Thomas@southteesdc.com>; Kirkham, Helen (Avison Young - UK) <Helen.Kirkham@avisonyoung.com>; Fewell, Rachael (Avison Young - UK) <Rachael.Fewell@avisonyoung.com>; 'Terri Mason' <terri.mason@tarmac.com>

Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Glenn

I have reviewed the timesheet pdf. As advised in my last e mail, it would be somewhat unprecedented for an acquiring Authority to reimburse affected parties for time spent objecting to the Order. I note 1 hour of David Walker's time in the attached timesheet on 9th and 19th May relates to this. I will take instruction on this point. At present I can authorise payment of the attached fees less £145. It would also be normal for you to seek payment from Tarmac in order that they might reclaim the VAT element on any fee, and we STDC would reimburse your client the fee net of Vat element. I am assuming your client will be VAT registered and hence able to reclaim VAT ? I will await the supporting timesheet for the Falcon Chambers fee. I will also

Fewell, Rachael (Avison Young - UK)

From: King, Michael (Avison Young - UK)
Sent: 08 October 2019 09:23
To: King, Michael (Avison Young - UK)
Subject: FW: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd and East Coast Slag Products Ltd

See Communication to claimant below following 2nd October meeting.

Michael King FRICS

Principal

RICS Registered Valuer, Expert Witness & Accredited Mediator

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From: King, Michael (Avison Young - UK)
Sent: 08 October 2019 09:20
To: 'Glenn Hall'; 'Ross Halley'
Cc: 'David Walker'; 'Neil Thomas'; Kirkham, Helen (Avison Young - UK); Fewell, Rachael (Avison Young - UK); 'Terri Mason'; John McNicholas (John.McNicholas@southteesdc.com)
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Glen/Ross

Many thanks for attending the meeting at STDC site office on the 2nd October. I thought it was a very useful meeting to explore and ponder the issues, and map out the direction for mutual co-operation to achieve at least an in principle agreement. I thought it would be helpful to capture some of the points discussed, and immediate action points:

- STDC are pleased to note that Tarmac's position as advised in 2017 hasn't fundamentally changed in terms of your desire for a managed retreat from the site. We were reminded that your existing lease runs to 2029;
- Tarmac are to undertake the necessary further due diligence to provide up to date information on the nature and level/amount of product on the Tarmac site, and likely timescale for its removal, in order that we can more fully assess timeframe and related strategy to deal. We discussed overspill areas, and those priority areas in terms of product removal, with a view to Tarmac progressing a

phased withdrawal back to the lease demises in the locations of Plot 1 & 2 as shown on the aerial photograph below.

- STDC to consider possible 10 acre relocation site opportunities for Tarmac's Asphalt and Concrete plants, within the STDC auspices. We had a helpful conversation around your desired preferences in this regard, including connectivity to rail;
- We note that Tarmac are not in need of their rights to use the Wharf/Conveyor facilities, and would be happy to formally extinguish these;
- We note that Tarmac's is prepared to formally extinguish its interests in the Redcar Blast Furnace and Iron Granulation Plant;
- We note Tarmac is prepared to advise formally that it has terminated its licence in relation to the Agslag building.

We would welcome confirmation that the above represents a reasonable reflection of the key points from the meeting, and the immediate actions to endeavour to try and move forward to an in principle agreement, in the spirit of mutual co-operation. It would seem that the immediate priority issues are for Tarmac to review and update information on the site product, and STDC to consider and put forward possible relocation site opportunities. Once we have these, we might meet again.

Regards

Mike



Fewell, Rachael (Avison Young - UK)

From: King, Michael (Avison Young - UK)
Sent: 02 December 2019 17:18
To: Glenn Hall
Cc: David Walker; 'Ross Halley'; 'Neil Thomas'; Kirkham, Helen (Avison Young - UK); Fewell, Rachael (Avison Young - UK); 'Terri Mason'; Fewell, Rachael (Avison Young - UK); Kirkham, Helen (Avison Young - UK)
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd
Attachments: Land Search for STDC.DOC

Glen

I attach a number of possible relocation opportunities for your consideration. Please contact me once you/your client has had time to peruse/consider. I look forward to hearing from you.

Regards

Mike

Michael King FRICS

Principal

RICS Registered Valuer, Expert Witness & Accredited Mediator

Legal Experience Training Advanced Professional Award in Expert Witness Evidence

michael.king@avisonyoung.com

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From: Glenn Hall [mailto:glenn@dlwalker.net]

Sent: 02 September 2019 11:27

To: King, Michael (Avison Young - UK)

Cc: David Walker; 'Ross Halley'; 'Neil Thomas'; Kirkham, Helen (Avison Young - UK); Fewell, Rachael (Avison Young - UK); 'Terri Mason'

Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

External Sender

External Sender

Mike,

Ross is available Mon 30th Sept, Weds 2nd Oct or Thurs 3rd Oct... suggested 10am start.

Fewell, Rachael (Avison Young - UK)

From: Glenn Hall <glenn@dlwalker.net>
Sent: 06 December 2019 13:49
To: King, Michael (Avison Young - UK)
Cc: David Walker; 'Ross Halley'; 'Neil Thomas'; Dan Walker
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

External Sender

External Sender

Thanks Mike,
I can confirm Tarmac are reviewing the sites and will revert as soon as possible.
We also thought you were going to suggest possible sites within the CPO boundary ?
Best regards,
Glenn

From: King, Michael (Avison Young - UK) <Michael.King@avisonyoung.com>
Sent: 02 December 2019 17:18
To: Glenn Hall <glenn@dlwalker.net>
Cc: David Walker <david@dlwalker.net>; 'Ross Halley' <ross.halley@tarmac.com>; 'Neil Thomas' <Neil.Thomas@southteesdc.com>; Kirkham, Helen (Avison Young - UK) <Helen.Kirkham@avisonyoung.com>; Fewell, Rachael (Avison Young - UK) <Rachael.Fewell@avisonyoung.com>; 'Terri Mason' <terri.mason@tarmac.com>; Fewell, Rachael (Avison Young - UK) <Rachael.Fewell@avisonyoung.com>; Kirkham, Helen (Avison Young - UK) <Helen.Kirkham@avisonyoung.com>
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Glen
I attach a number of possible relocation opportunities for your consideration. Please contact me once you/your client has had time to peruse/consider. I look forward to hearing from you.
Regards
Mike

Michael King FRICS

Principal
RICS Registered Valuer, Expert Witness & Accredited Mediator
Legal Experience Training Advanced Professional Award in Expert Witness Evidence
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Fewell, Rachael (Avison Young - UK)

From: Glenn Hall <glenn@dlwalker.net>
Sent: 06 December 2019 14:04
To: King, Michael (Avison Young - UK)
Cc: David Walker; 'Neil Thomas'; Ross Halley; Dan Walker
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

External Sender

External Sender

Mike,

Sorry for the delayed response.

We can confirm that Tarmac are working towards quantifying the product remaining on site.

We note STDC have provided a helpful list of potential relocation sites in the Teesport area but have not seen any suggested sites within the proposed CPO area itself.

We confirm that Tarmac wish to extinguish their rights to use the Wharf/Conveyor facilities and the Redcar Blast Furnace and Iron Granulation Plant.

We will attempt to provide evidence that it has terminated its licence in relation to the Agslag building.

Best regards,

Glenn

From: King, Michael (Avison Young - UK) <Michael.King@avisonyoung.com>
Sent: 08 October 2019 09:20
To: 'Glenn Hall' <glenn@dlwalker.net>; 'Ross Halley' <ross.halley@tarmac.com>
Cc: 'David Walker' <david@dlwalker.net>; 'Neil Thomas' <Neil.Thomas@southteesdc.com>; Kirkham, Helen (Avison Young - UK) <Helen.Kirkham@avisonyoung.com>; Fewell, Rachael (Avison Young - UK) <Rachael.Fewell@avisonyoung.com>; 'Terri Mason' <terri.mason@tarmac.com>; John McNicholas (John.McNicholas@southteesdc.com) <John.McNicholas@southteesdc.com>
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Glen/Ross

Many thanks for attending the meeting at STDC site office on the 2nd October. I thought it was a very useful meeting to explore and ponder the issues, and map out the direction for mutual co-operation to achieve at least an in principle agreement. I thought it would be helpful to capture some of the points discussed, and immediate action points:

- STDC are pleased to note that Tarmac's position as advised in 2017 hasn't fundamentally changed in terms of your desire for a managed retreat from the site. We were reminded that your existing lease runs to 2029;
- Tarmac are to undertake the necessary further due diligence to provide up to date information on the nature and level/amount of product on the Tarmac site, and likely timescale for its removal, in order that we can more fully assess timeframe and related strategy to deal. We discussed overspill areas, and those priority areas in terms of product removal, with a view to Tarmac progressing a phased withdrawal back to the lease demises in the locations of Plot 1 & 2 as shown on the aerial photograph below.
- STDC to consider possible 10 acre relocation site opportunities for Tarmac's Asphalt and Concrete plants, within the STDC auspices. We had a helpful conversation around your desired preferences in this regard, including connectivity to rail;
- We note that Tarmac are not in need of their rights to use the Wharf/Conveyor facilities, and would be happy to formally extinguish these;

Fewell, Rachael (Avison Young - UK)

From: King, Michael (Avison Young - UK)
Sent: 11 December 2019 17:00
To: Glenn Hall (glenn@dlwalker.net)
Cc: David Walker; 'Neil Thomas'; Ross Halley; Dan Walker; Fewell, Rachael (Avison Young - UK); Kirkham, Helen (Avison Young - UK)
Subject: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd
Attachments: RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd; RE: South Tees Development Corporation (Land at Former Redcar Steel works, Redcar) CPO 2019 - Tarmac Trading Ltd & East Coast Slag Products Ltd

Glen

Further to your e mails attached, I look forward to receiving your client's further communication on the outstanding matters referenced, and their response on the potential relocation sites put forward.

Regards

Mike

Michael King FRICS

Principal

RICS Registered Valuer, Expert Witness & Accredited Mediator

Legal Experience Training Advanced Professional Award in Expert Witness Evidence

michael.king@avisonyoung.com

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