

**APPENDIX 5:
CORRESPONDENCE WITH LADBROKES CORAL
GROUP**

Kate Okell

From: Kate Okell
Sent: 17 August 2016 19:11
To: 'Leeks, Chris'
Subject: RE: Coral Racing, 913/915 Harrogate Road, Bradford, BD10 0QY
Attachments: BRADFORD FEE POLICY.pdf; August 2016 Scheme Plan.pdf

Chris,

Thank you for taking the time to talk to me today regarding the Council's proposals.

To confirm, I act on behalf of Bradford Metropolitan District Council in relation to its proposed junction improvement scheme at New Line (A657) and Harrogate Road (A658), Bradford. The junction is currently a busy traffic light controlled crossroads which is currently a significant congestion pinch point, with users suffering frequent delays on all four legs.

The Council would like to improve the junction by widening the carriageway on all four legs and by improving pedestrian crossing and cycle facilities. A 'P-loop' would also be constructed in order to prevent traffic 'sitting' in the junction mouth. The proposals can be seen more clearly on the attached draft scheme plan. Please note that the design of the scheme is not yet fixed and therefore the scheme plan may change as the project evolves.

In terms of timescales, the Council is presently attempting to acquire all properties (that are required for the scheme) on a voluntary basis however in early 2017 they may decide whether or not to make a Compulsory Purchase Order (CPO). If a CPO is made, they are looking to commence construction in Spring 2018. Please note these timescales are an estimate and may change as the scheme evolves.

As discussed, the Council would like to acquire 913/915 Harrogate Road and to this end is in discussions with your Landlord. The Council would also like to acquire your interest in the property for which they would compensate you in accordance with the statutory code for compensation (commonly referred to as 'The Compensation Code').

You may wish to seek independent advice in relation to the Council's proposals and I therefore attach the council's Fee Policy which provides information about the recovery of fees. As you will see Bradford MDC is, in principle, prepared to reimburse the reasonable professional fees (typically surveyor's and legal fees) incurred by third party landowners in entering into negotiations with them and securing an acquisition by agreement or the basis for an agreement in advance of compulsory purchase powers being exercised. These will be paid as part of any agreement reached or on account, as agreed.

We will require you to firstly notify us of the basis upon which your professional representatives are proposing to charge fees and this should be done before they undertake any work. Your agent should also be made aware of this policy as soon as possible. Assuming the proposed fee basis is accepted to be reasonable and proper, having regard to the work proposed to be undertaken, this will be confirmed in writing and will be the basis on which the fees are reimbursed.

Finally, as mentioned this afternoon, the Council will be commencing a Public Consultation exercise in September and details will be sent to you in due course.

I hope the above is helpful and I look forward to taking discussions further with you.

Kind regards

Kate Okell MRICS
Associate Partner

Axis Property Consultancy
Suite 4C, The Manchester Club
81 King Street
Manchester
M2 4AH

T: 0161 300 7765
M: 07740 347082
E: kateokell@axisllp.com



****Please note our new address****

From: Leeks, Chris [<mailto:Chris.Leeks@coral.co.uk>]
Sent: 15 August 2016 17:31
To: Kate Okell <kateokell@axisllp.com>
Subject: RE: Coral Racing, 913/915 Harrogate Road, Bradford, BD10 0QY

Kate,

Give me a call when it suits you- I'm around most of this week.

Chris

From: Kate Okell [<mailto:kateokell@axisllp.com>]
Sent: 15 August 2016 16:27
To: Leeks, Chris
Subject: RE: Coral Racing, 913/915 Harrogate Road, Bradford, BD10 0QY

Chris,

Thanks for the email. A site meeting is not necessarily required however it would be beneficial to meet or at the very least have a conversation as soon as possible. My last day in the office is Tuesday next week and I will be returning w/c 12th Sep. Ideally I'd like to meet or speak prior to going on leave. Please could you let me know what works for you?

Many thanks

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****Please note our new address****

From: Leeks, Chris [<mailto:Chris.Leeks@coral.co.uk>]
Sent: 15 August 2016 13:23
To: Kate Okell <kateokell@axisllp.com>
Subject: RE: Coral Racing, 913/915 Harrogate Road, Bradford, BD10 0QY

Kate,

I'm happy to talk to you about this, but as this is my first week back from holiday, then I won't be able to get to the site this week. My contact details are below.

Chris

Chris Leeks | Estate Manager | Coral Racing Limited
Unit E Lancaster House, Grange Business Park, Enderby Road, Whetstone, Leicester, LE8 6EP
M: 07713 315 693



From: Kate Okell [<mailto:kateokell@axisllp.com>]
Sent: 08 August 2016 12:13
To: Budden, Edward
Cc: Mcmenemy, Steve; Leeks, Chris
Subject: RE: Coral Racing, 913/915 Harrogate Road, Bradford, BD10 0QY

Edward,

Many thanks for the swift response.

Chris – I'd be grateful if you could give me a call upon your return to the office. I will be on annual leave from August 3rd and would ideally like to meet you beforehand if possible.

I look forward to hearing from you.

Kind regards

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AXIS
PROPERTY CONSULTANCY

****Please note our new address****

From: Budden, Edward [<mailto:Edward.Budden@coral.co.uk>]
Sent: 08 August 2016 12:08
To: Kate Okell <kateokell@axisllp.com>
Cc: Mcmenemy, Steve <Steve.Mcmenemy@coral.co.uk>; Leeks, Chris <Chris.Leeks@coral.co.uk>
Subject: RE: Coral Racing, 913/915 Harrogate Road, Bradford, BD10 0QY

Dear Kate

My colleague Chris Leeks is the Estates Manager for Bradford and will be the best person to discuss this with. He is currently on annual leave returning to the office on Monday 15th August. I have copied him into this email so you have his contact details

Regards

Edward

Without Prejudice / Subject to Contract

Edward Budden BSc (Hons) MRICS Estates Manager Coral Racing Ltd
One Stratford Place Montfichet Road London E20 1EJ
S: 020 3288 7000 D: 020 3288 7163 M: 07841 566867



Registered Office: New Castle House Castle Boulevard
Nottingham NG7 1FT

From: Kate Okell [<mailto:kateokell@axisllp.com>]
Sent: 08 August 2016 11:46
To: Budden, Edward
Subject: Coral Racing, 913/915 Harrogate Road, Bradford, BD10 0QY

Dear Mr Budden,

I act on behalf of the City of Bradford Metropolitan District Council in relation to a proposed road improvement scheme at the junction of New Line and Harrogate Road, Bradford.

I would like to make contact with somebody at Coral Racing who deals with property, specifically in relation to their branch at 913/915 Harrogate Rd. I would be grateful if you could confirm if the best person to speak to is yourself or somebody else?

The Council's proposals may affect the above mentioned property and I would like to arrange a meeting to discuss matters as soon as possible.

I look forward to hearing from you.

Best Wishes

Kate Okell MRICS

Kate Okell

From: Chris Leeks <chris.leeks@ladbrokescoral.com>
Sent: 12 June 2017 10:48
To: Kate Okell; Jonathan Dent
Cc: Henryk Bak
Subject: Re: Harrogate Road/New Line, Coral

Thanks Kate.

We have had a reorganisation here recently, and the property is now managed by my colleague Jonathan Dent, so please liaise with him in the future.

chris

Chris Leeks | Senior Estate Manager | Ladbrokes Coral Group

Unit E Lancaster House, Grange Business Park, Enderby Road, Whetstone, Leicester, LE8 6EP

M: 07713 315 693

On 12 June 2017 at 10:44, Kate Okell <kateokell@axisllp.com> wrote:

Chris,

Many thanks for your emails. You may recall that we spoke and exchanged a few emails about the project last year and I would confirm Henryk's comments that the Council is continuing to seek acquisition of properties on a 'by agreement' basis, although a CPO is likely to be made later this year. If a CPO is made and confirmed, possession of properties is estimated to take place approximately 9-12 months after the CPO has been made, although this may alter depending on matters such as whether a public inquiry is held.

In terms of 913/915 Harrogate Road, the Council has reached an agreement with your landlord and a sale is in legal hands, albeit is not expected to complete for several months. You will of course, be notified as and when the Council complete on the acquisition.

I hope Henryk has answered your immediate queries however if I can be of any assistance, or if you feel a meeting would be helpful to discuss the project and property acquisitions, please do not hesitate to contact me.

Kind regards

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T: 0161 300 7765

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E: kateokell@axisllp.com



From: Chris Leeks [<mailto:chris.leeks@ladbrokescoral.com>]

Sent: 12 June 2017 10:20

To: Henryk Bak <henryk.bak@bradford.gov.uk>

Cc: Jonathan Dent <jonathan.dent@ladbrokescoral.com>; Kate Okell <kateokell@axisllp.com>

Subject: Re: Harrogate Road/New Line, Coral

Thanks Henryk that note is helpful.

Chris

Chris Leeks | Senior Estate Manager | Ladbrokes Coral Group

Unit E Lancaster House, Grange Business Park, Enderby Road, Whetstone, Leicester, LE8 6EP

M: 07713 315 693

On 12 June 2017 at 09:47, Henryk Bak <henryk.bak@bradford.gov.uk> wrote:

Chris

Thanks for your email. I must apologise for not replying earlier this is due to the fact that I have just returned from leave.

In January we did issue you and all occupiers of properties fronting/affected by the proposed highway works a progress update letter and I assume this is what you refer to in your email.

I understand that our appointed land agents referred to in the letter are in contact with yourselves and I would ask that questions relating to land acquisition etc are address with Kate Okell on (0161) 300 7765. I have copied her into this email.

Updating the contents of the letter;

1. some planning permissions have been obtained and include for the new access to Farmfoods. This will are you are aware affect your premises
2. CPO land referencing is well underway and the Council has appointed TerraQuest. We intend to 'make' the CPO later this year.

Finally, I am not aware of any notices or otherwise asking anyone to vacate property? What we are doing is continuing with the acquisition of the necessary land by agreement.

Should you have any further questions do not hesitate to contact me.

regards

Henryk Bak

Senior Engineer - Major Highways

Planning, Transportation and Highways Service

Tel: (01274) 437662

4 Floor, Britannia House, Hall Ings, Bradford, BD1 1HX

City of Bradford Metropolitan District Council

Department of Place

Get the Bradford Council mobile app: www.bradford.gov.uk/app

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From: Chris Leeks [mailto:chris.leeks@ladbrokescoral.com]
Sent: 26 May 2017 10:38
To: Henryk Bak; Jonathan Dent
Subject: Harrogate Road/New Line Junction, Bradford

Henryk,

I am Coral's estates manager for Bradford and I am just seeking an update on this proposed scheme. The last communication I had was in January from yourself to say that there had been a public consultation where various comments were submitted and that your agents were approaching landowners to discuss voluntary acquisitions of land, but that also a CPO was being prepared.

I have had no formal contact with any one since then, or any further updates, but our shop (see below) believe that occupiers are now being asked to vacate their properties.

Can you clarify the current position on the whole road proposal, and also the position on the CPO so that I can report back.

Many thanks

chris

Chris Leeks | Senior Estate Manager | Ladbrokes Coral Group

Unit E Lancaster House, Grange Business Park, Enderby Road, Whetstone, Leicester, LE8 6EP

M: 07713 315 693

----- Forwarded message -----

From: Paul Rawcliffe <paul.rawcliffe@ladbrokescoral.com>
Date: 26 May 2017 at 09:00
Subject: Re: 2416 - Harrogate Road, Bradford - CPO
To: Mark Fothergill <mark.fothergill@ladbrokescoral.com>
Cc: "Leeks, Chris" <chris.leeks@ladbrokescoral.com>, Contact <jonathan.dent@ladbrokescoral.com>, Contact <jonathan.dent@ladbrokes.co.uk>

Morning all,

Kate Okell

From: Kate Okell
Sent: 13 March 2018 16:02
To: 'andrew.legge@ladbrokescoral.com'
Subject: The City of Bradford Metropolitan District Council (Harrogate Road / New Line Junction Improvement Scheme) Compulsory Purchase Order 2017

Dear Andrew,

I refer to your letter of objection to the above Compulsory Purchase Order (CPO) dated 22nd February 2018.

As you may be aware Axis Property Consultancy is instructed to act on behalf of Bradford Metropolitan District Council in respect of acquisitions and compensation relating to the aforementioned CPO.

Further to your letter, my client and I would welcome the opportunity to meet with you to discuss your grounds of objection in more detail and to see if any of your concerns can be resolved. To this end, I would be grateful if you could kindly revert with potential dates for a meeting at your earliest convenience.

For information, I believe our paths may have crossed several years ago on another CPO in Bolton town centre, when I was at Lambert Smith Hampton. I therefore suspect you are well versed in CPO matters. Nevertheless, for the avoidance of any doubt, you may wish to take advice from an independent source before progressing discussions. The reasonable costs of such advice would form part of your compensation claim in the usual way.

I look forward to hearing from you.

Kind regards

Kate Okell MRICS
Associate Partner

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T: 0161 300 7765
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E: kateokell@axisllp.com

AXIS
PROPERTY CONSULTANCY

Kate Okell

From: Kate Okell
Sent: 15 May 2018 16:32
To: 'andrew.legge@ladbrokescoral.com'
Cc: 'christina.carson@ladbrokescoral.com'
Subject: Bradford

Hi Andrew,

Further to our meeting several weeks ago, I wondered if you'd had any luck with the search for a relocation property?

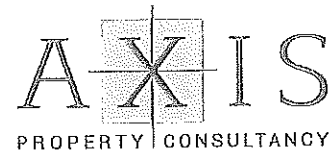
Thanks, Kate

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26 June 2018

Mr Andrew Legge MRICS
Senior Regional Estates Manager
Ladbrokes Coral Group Plc
One Stratford Place
Montfichet Road
London
E20 1EJ

By email and Post

Our Ref: KLO/

Your Ref:

Dear Andrew

Scheme: The City of Bradford Metropolitan District Council (Harrogate Road / New Line Junction Improvement Scheme) Compulsory Purchase Order 2017

Property: 913 Harrogate Road, New Line, Bradford

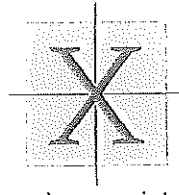
Business: Coral Bookmakers

I refer to your letter of objection to the above Compulsory Purchase Order (CPO) dated 22 February 2018 and to our meeting which took place on 4th April 2018.

Firstly, on behalf of the Council, thank you for taking the time to meet with us to discuss your grounds of objection in more detail. I am sorry that you have felt the need to object to the CPO and together with the Council, we will endeavour to address the concerns that have been raised.

During our meeting we discussed whether or not it is in the public interest to acquire the premises at 913 Harrogate Road (the 'Property'). As I explained, there are several reasons for including the Property in the CPO including:-

1. The fact that once the road is improved, the Harrogate Road/New Line junction mouth will be significantly closer to the existing Farmfoods Supermarket store entrance. This will mean that vehicles using the entrance/exit (particularly large HGV's servicing or delivering to the business) could create blockages, thereby hindering the free flowing movement of vehicles and creating a higher risk of collisions.
2. Wherever possible, the Council is seeking to achieve compliance with the standards set out within "The Design Manual for Roads and Bridges" (DMRB) and established design practice. To achieve these standards, the entrance to Farmfoods Supermarket should be set back from the junction mouth.



3. A number of options were considered by the Council in trying to address the above points. These included the possibility of locating a new entrance off New Line, acquiring other properties along Harrogate Road and a 'do nothing' scenario. Ultimately the preferred solution was considered, on balance, to offer the optimum solution at best value to the public purse whilst still achieving the objectives of the Scheme. It also had the additional benefit of providing some replacement on-street car parking, thereby taking into account concerns raised from other local stakeholders, e.g. businesses and residents.

In addition to the above, when deliberating the position, the Project Team was also mindful of the potential wider implications which could arise if the Farmfoods Supermarket entrance is not moved. These include the difficulties of relocating a retailer of this size and the potential for loss of employment.

The Council does not want to see any business adversely affected by its Scheme and it has gone to great efforts to minimise land take wherever possible. Nevertheless in this instance, the proposed strategy of acquiring the subject Property is considered to offer the best value for money to the 'public purse' whilst ensuring the Scheme meet its objectives. In light of this, the Council strongly believes that it is in the public interest to include the Property within its CPO.

Notwithstanding the above, I would reiterate that the Council is keen to work with Coral Ladbroke Plc to see if terms can be agreed which facilitate the removal of its objection. To this end, I wondered if you are prepared to consider terms for a formal legal agreement which would give you greater comfort in terms of relocation and compensation matters. As an example, the Council would consider the following:-

- A minimum notice period for taking possession of the Property, e.g six months
- Flexible terms for the lease at the existing Property.
- Agreement to an extinguishment claim in the event relocation premises cannot be sourced within a reasonable timeframe.
- Payment of compensation within a strict timeframe from receipt of evidenced claim.

I hope you will consider exploring the above further and I would be pleased to consider any suggestions you may have. I am also happy to arrange a further meeting should you wish to discuss the contents of this letter in any further detail.

Finally, when we met we also discussed whether any of the nearby vacant units would be suitable for relocation purposes and I understand you were going to investigate these options. I wondered if you were able to provide an update on this point.

I look forward to hearing from you.

Kind regards

Yours sincerely

Kate Okell MRICS
For and on behalf of
AXIS PROPERTY CONSULTANCY LLP

DDI: 0161 300 7765
Email: kateokell@axisllp.com

Kate Okell

From: Kate Okell
Sent: 24 September 2018 11:19
To: 'Andrew Legge'
Subject: FW: 913 Harrogate Road, Bradford

Andrew,

Sorry to keep chasing but I am conscious that the Public Inquiry is fast approaching and I am keen to see if we can reach an agreement on this matter.

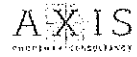
Please can you let me know if you are able to send over the accounts?

Many thanks

Kate Okell MRICS
Associate Partner

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T: 0161 300 7765
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E: kateokell@axisllp.com



From: Kate Okell
Sent: 18 September 2018 12:13
To: 'Andrew Legge' <Andrew.Legge@ladbrokescoral.com>
Subject: FW: 913 Harrogate Road, Bradford

Hi Andrew,

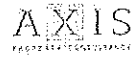
Further to my email below I wondered if the accounts were available yet?

Many thanks

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From: Kate Okell
Sent: 10 September 2018 11:50
To: 'Andrew Legge' <Andrew.Legge@ladbrokescoral.com>
Subject: RE: 913 Harrogate Road, Bradford

Andrew,

Please accept this email as formal confirmation that:-

1. Any commercial information you send me will solely be used by Axis Property Consultancy LLP for the purposes of assessing a compensation claim in connection with the City of Bradford Metropolitan District Council (Harrogate Road/New Line Junction Improvement Scheme) Compulsory Purchase Order (2017).
2. Axis Property Consultancy may share this information with the City of Bradford Metropolitan District Council (and its professional advisors) to comply with its reporting obligations and the Council's audit and legal requirements.
3. All information will be held in strict confidence and, other than those parties mentioned in No.2 above, it will not be disclosed to any other party without the prior written consent of Ladbrokes Coral Plc.
4. Nothing in this email will prevent Axis Property Consultancy LLP or the Council from making any disclosure of the confidential information required by law.

I hope the above provides sufficient reassurances on confidentiality matters and I look forward to hearing from you.

Yours sincerely

Kate Okell MRICS
Associate Partner

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Suite 4C, The Manchester Club
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From: Andrew Legge [<mailto:Andrew.Legge@ladbrokescoral.com>]
Sent: 06 September 2018 18:28
To: Kate Okell <kateokell@axisllp.com>
Subject: Re: 913 Harrogate Road, Bradford

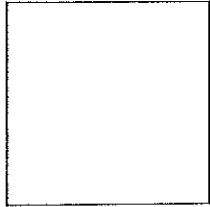
Kate

Could you send me a confidentiality email stating who will be entitled to see trading data and that it will only be retained for the purposes of the CPO claim itself. I will then send some figures through.

Regards

J Andrew Legge MRICS
Senior Regional Estates Manager

Mobile: [+44 7855 275674](tel:+447855275674)



On Mon, 3 Sep 2018 at 16:28, Kate Okell <kateokell@axisllp.com> wrote:

Hi Andrew,

Further to our conversation a few weeks ago I wondered whether you had been able to obtain a copy of the accounts so I can consider your claim as we discussed?

I look forward to hearing from you.

Kind regards

Kate Okell MRICS

Associate Partner

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