

Your Reference

Our Reference
2696446/NDM02



Southend-on Sea Borough Council
Victoria Avenue
Southend-on-Sea
SS2 6ER (the **Council**)

Gowling WLG (UK) LLP
4 More London Riverside
London
SE1 2AU

DX 132076 London Bridge 4

17 November 2020

Dear Sirs


Roots Hall & Fossetts Farm Development Project

We are instructed to advise the Council on the real estate and tax matters arising from the Roots Hall & Fossetts Farm Development project. In so doing, we have prepared and negotiated a suite of documents which provide for the delivery of the development and completion of the leases to the Council. The structure is broadly in line with, and contains the normal protections which we would expect to see in, a transaction of this nature.

We can confirm that the documentation prepared reflects the commercial principles which are included in the report prepared by Alan Richards for the Special Cabinet to be held on 24 November 2020.

If you require any further information, please contact Nick Mumby of this office.

Yours faithfully

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Enquiries please contact: Nick Mumby, Partner

+44 (0)207 759 6421

nick.mumby@gowlingwlg.com

Gowling WLG (UK) LLP

T +44 (0)370 903 1000
F +44 (0)370 904 1099
gowlingwlg.com

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