

[REDACTED]
Revenues Team Leader
Gedling Borough Council
Civic Centre
Arnot Hill Park
Arnold
Nottingham
NG5 6LU

Our Ref: **AJC/SC/7664**
Date: **2 March 2023**

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Notification of Completion of Extension Works and A Request For Section 44A Relief
Ratepayer: Ken Wilkins Print Limited
Property: Ken Wilkins Print Ltd, Private Road No.1, Colwick Industrial Estate, Colwick,
Nottingham, NG4 2JQ
Account No. 909165258
Property Ref No.: 68260

I refer to my letter of 19th October 2022 when I wrote to you providing you with an update upon the progress of the substantial extension that Ken Wilkins Print was then in the process of erecting and the issues being experienced in the construction programme, primarily due to issues in procuring raw materials. I informed you that it was hoped that the extension would be completed and operational sometime in January 2023 and that I would write to you once I had further news. I also informed you that I would more likely than not be submitting requests for Section 44A Relief to deal with the period following a completion of the building by the contractors and the completion of works undertaken by sub-contractors to make the extension operational, with this likely to also include parts of the existing facility. On 25th October 2022 you acknowledged receipt of my letter and acknowledged that Section 44A Relief applications would be considered.

Prior to providing you with the appropriate detail, I would like to firstly apologise for the delay in returning to you, which arises on account of a bout of a reoccurring illness that has led to me being significantly behind with my work.

Apologies made and hopefully accepted, I can confirm that the contractors handed over the new extension to the Private Road No.1 premises on 12th December 2022, although what is referred to as the Gas Containers Building was not handed over until 9th January 2023.

Following a handing over the building on 12th December 2022 a significant volume of printing board was transferred from Ardon House, Churchill Park, Private Road No.2, Nottingham, NG4 2HF (BA Reference No. 65263), and by 1st January 2023 the High Bay section of that building (not forming part of the area where there exists a mezzanine floor) was vacant. I comment upon this further when making an application for Section 44A Relief in respect of that property, albeit its vacation was part and parcel of the occupation of the extended part of the Private Road No.1 premises.

In respect of the Private Road No.1 premises the following parts have been vacant / still remain vacant, with such being part and parcel of the reorganisation facilitated by the significant extension of the Private Road No.1 premises.

Firstly, at the beginning of September 2022 a section of the printing machines in the original building were decommissioned, with the multi-coloured printing machines only being left in situ due to their size and weight. This area was brought back into use at or just before 1st February 2023 as part of the reorganisation and capital investment in the building.

Secondly, the first and second floor elements of the extend part of the property have remained vacant since the building was handed over on 12th December 2022. The intention is that the first floor will be used as a canteen and to provide locker rooms, with these facilities currently housed in the original structure. However, this has been thwarted by yet further issues with procurement, this time in respect of the purchase and delivery of the lockers. Therefore, whilst the first floor was intended to be brought into use on 1st February 2023 it still remains vacant. As regards to the second floor the intention is either to use this to provide for offices for the print supervisors and or for storage or exhibition purposes. However, with the plans for the first floor deferred this has led to the wider project of an occupation of the second floor also being delayed. Similarly the original canteen and lockers facilities in the original structure that were to be vacated, and with subsequent works to commence in stripping these out, has been delayed also until the facilities in the extended part can be completed and brought into use.

In light of the above, my suggestion would be as follows:-

- Step 1** Consider granting Section 44A relief in respect of the current entry in the Rating List from 1st September 2022 to 11th December 2022 on account of part of the ground floor of the original facility being vacant (see Plan No 2).
- Step 2** Increase the entry in the Rating List effective from 12th December 2022 on account of a completion of the extension.
- Step 3** Consider granting Section 44A relief from 12th December 2022 until 8th January 2023 on account of the non-occupation of the first and second floors of the extended element, and also the area where the redundant machinery stood (see Plan Nos 2, 3 & 4).
- Step 4** Increase the entry made in the Rating List on account of Step 2 to reflect the handing over by the contractors of the former Gas Containers Building on 9th January 2023 (see Plan No 1).
- Step 5** Consider granting Section 44A relief from 9th January 2023 to 31st January 2023 on account of the non-occupation of the first and second floors of the extended element and also the area where the redundant machinery stood (see Plan Nos 2,3 & 4).
- Step 6** Consider granting Section 44A relief from 1st February 2023 until the end of the rate year on account of the non-occupation of the first and second floors of the extended element (see Plan Nos 3 & 4).

In addition to Plan Nos 2,3 & 4 referred to above that show the demarcation of the relevant vacant areas and the duration of the same, with Plan No1 showing the position of the Former Gas Containers Building, I have also attached some photographs showing the vacant first and second floors. Unfortunately at this stage I do not have to hand photographs of the area where the redundant machinery stood but may be able to access such and/or further corroborating information from my client with more time. However rather than delay matters further I thought it best to write to you at this juncture, with further detail to follow if available, and if required, etc.

I trust that the above, accompanied by the photographs and plans will be sufficient for you to consider the appropriateness of granting Section 44A Relief on the Private Road No1 Premises. In this respect, the Gedling Borough Council's support would be greatly appreciated by Ken Wilkins Print Ltd following its incursion of significant capital investment at the property, which should hopefully bring with it additional jobs for the locality.

Kind regards

Yours sincerely

ANDREW CHAPMAN MRICS IRRV

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Enclosures: Plan Nos 1-4 Showing Vacant Areas
Photographs of Vacant First and Second Floor Areas