

From: [Paul McColgan](#)
To: [Matthew Shepherd](#); [Appeals](#); [Laila Bassett](#)
Subject: FW: Featherfoot Bayer Limited (the "Company") in Administration
Date: 06 September 2024 17:31:52
Attachments: [image005.png](#)
[image006.jpg](#)
[image007.jpg](#)
[image008.jpg](#)

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Hi,

Can the below email also be submitted.

Kind regards

Paul

Paul McColgan MSc BA (Hons) MIED
Director, Economics

telephone: 020 3640 8508
mobile: 07827 944 637
email: pmccolgan@iceniprojects.com



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From: Gordon.Bettany@rsmuk.com <Gordon.Bettany@rsmuk.com>
Sent: 06 September 2024 17:04
To: Paul McColgan <pmccolgan@iceniprojects.com>
Subject: RE: Featherfoot Bayer Limited (the 'Company') in Administration

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Paul,

As discussed, whilst we cannot provide any assurances and will not ultimately be developing the site

ourselves, our expectation would be that the development is complete within the next 5 years.

We are progressing in discussions with interested parties and expect to complete a sale within the coming months.

Yours sincerely
For and on behalf of
Featherfoot Bayer Limited

Gordon

Gordon Bettany
Associate Director
For L Lockwood
Joint Administrator

RSM UK Restructuring Advisory LLP

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From: Paul McColgan <pmccolgan@iceniprojects.com>
Sent: Friday, September 6, 2024 4:35 PM
To: Gordon Bettany <Gordon.Bettany@rsmuk.com>
Subject: RE: Featherfoot Bayer Limited (the 'Company) in Administration

Please note : this email has originated from outside of our organisation.

Hi Gordon,

I need to submit my proof of evidence in the next 30 mins.

Are you able to give me a call now?

My notes on the site are below

Kind regards

Paul

The Council has included 191 units from this site within the deliverable supply in the February 2024 HLS Statement, with its delivery expected in 2023/4 and 2024/5. The first phase of this development which comprises 50 units has been completed and is occupied. The appellant has suggested that as prior approval has lapsed, the previous developer is now in administration, and the site is being marketed for sale. Given this, Ms Miles states it would not deliver the 141 units within the next five years.

While the planning permission has been implemented and phase 1 is complete and occupied, I accept the prior approval for the remainder of the site to be completed within three years before it lapses under the Town and Country Planning (General Permitted Development Order (GPDO)).

The site is in the urban area and therefore the principle in favour of sustainable development would be applied by the Council. The site is also included on the West Berkshire [Brownfield Land Register](#) (site ref is BR/2022/04).

I have attempted to contact the site administrator (RSM) but I am still awaiting a response from them at the time of writing. As the administrator cannot provide clear evidence that housing completions will begin on site within five years then I would concede that the supply should be reduced by 141 units.

Paul McColgan MSc BA (Hons) MIED
Director, Economics

telephone: 020 3640 8508

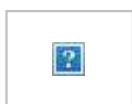
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From: Gordon.Bettany@rsmuk.com <Gordon.Bettany@rsmuk.com>

Sent: 06 September 2024 16:27

To: Paul McColgan <pmccolgan@iceniprojects.com>

Subject: Featherfoot Bayer Limited (the 'Company) in Administration

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Good afternoon,

Apologies for the late response but I have picked up your enquiry regarding Bayer House and wishing to speak with Lee Lockwood.

I am the case manager in respect of Featherfoot Bayer Limited and would be happy to have a quick call to discuss.

If you could please let me know regarding your availability in the early part of next week.

Yours sincerely
For and on behalf of
Featherfoot Bayer Limited

Gordon

Gordon Bettany
Associate Director
For L Lockwood
Joint Administrator

RSM UK Restructuring Advisory LLP

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