

These are the notes referred to on the following official copy

Title Number BM172354

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

OFFICE COPY

ISSUED BY THE LEICESTER DISTRICT LAND REGISTRY



BM172163

AGREEMENT FOR SALE

RE: TRANSFER OF HOUSING STOCK



SEQ220

PARTICULARS

Photo
Copy

THE VENDOR : MILTON KEYNES DEVELOPMENT CORPORATION
SAXON COURT
502 AVEBURY BOULEVARD
CENTRAL MILTON KEYNES

THE PURCHASER : ALDWYCK HOUSING ASSOCIATION LIMITED
WELLINGTON HOUSE
LEYTON GREEN
HARPENDEN
HERTS
AL5 2TG

ESTATE : BOLBECK, BRADVILLE, GREAT LINFORD, HEELANDS,
NEATH HILL, PERMAYNE, PENNYLANDS, STANTONBURY

THE PROPERTY : CONTAINED IN THE SCHEDULES

THE PURCHASE PRICE : £ 833,600.00

DATE OF EXCHANGE :

THE COMPLETION DATE : 31 March 1992

PURCHASER'S SOLICITORS : TROWERS & HAMLINS
6 NEW SQUARE
LINCOLNS INN
LONDON
WC2A 3RP

WE CERTIFY THAT THIS IS A
TRUE COPY OF THE ORIGINAL

Duxen Hall
DENTON HALL BURGESS & WARRENS
MILTON KEYNES

18/5 19 92

BM172163

THIS AGREEMENT is made pursuant to. Section 172 Local Government and Housing Act 1989 as applied by The New Towns (Transfer of Housing Stock) Regulations 1990 as amended on the date and between the parties set out in the Particulars Sheet forming the First Page of this Agreement ("the Particulars").

NOW IT IS HEREBY AGREED as follows:

1. Interpretation

1.1 "the Transfer" the transfer of the Property to the Purchaser to be executed pursuant to the provisions of this Agreement and to be substantially in the form of the draft contained in Annexure "B"

"the Completion Date" shall be the date shown in the Particulars

"the Vendors Title" as set out in Clause 4

"the Valuation" shall mean the Final Valuation referred to in the Regulations so far as it affects the Property which has been or will be carried out by Allsop & Co, Surveyors and Valuers a copy of which is set out in Annexure "C" hereof

"the National Conditions" the National Conditions of Sale (20th Edition) as printed by the Solicitors' Law Stationers Society plc and any reference to a National Condition shall be construed accordingly

"the Purchaser" shall include any successors in title of the Purchaser.

"the Vendor" shall include any successors in title of the Vendor

"the Plan(s)" the plan(s) contained in Annexure "A"

"the Prospectus" the prospectus issued to secure tenants of the Vendor a copy of which is contained in Annexure 'E'

BM172163.

"the Interest Rate" 4% above Barclays Bank Plc base lending rate from time to time in force as well after as before judgment which rate shall also be the "prescribed rate" referred to in the National Conditions

"RPI" shall mean the United Kingdom General Index of Retail Prices

"the Purchase Price" shall be the amount set out in the Particulars determined by the Final Valuation and pursuant to the Regulations

"the Property" all that

FIRSTLY the freehold property situate at Milton Keynes which is more particularly delineated and is shown edged red on the Plan(s) and comprises the properties listed in Schedule 1 hereto

SECONDLY the leasehold interest in the properties listed in Schedule 2

"the Estate" the Vendors Estate(s) so named in the Particulars and shown for the purpose of identification only edged in (green) on the Plan(s) but any reference herein to the Estate shall refer to a particular Estate relative to a property and not to all of them.

"the Purchaser's Solicitors" the firm so named in the Particulars

"Value Added Tax" value added tax charged under the Value Added Tax Act 1983 and shall include any interest fine penalty or surcharge in respect of value added tax charged

"the Vendor's Solicitors" Messrs Denton Hall Burgin & Warrens of Regency Court, 206/208 Upper Fifth Street, Central Milton Keynes, MK9 2HR

"working day" the meaning ascribed thereto in the National Conditions as varied by Clause 10.2(e)

"the Regulations" shall refer to The New Towns (Transfer of Housing Stock) Regulations 1990 as amended.

1.2 References to statutes bye-laws regulations orders and delegated legislation shall include any statute bye-law regulation order or delegated legislation re-enacting consolidating or made pursuant to the same

1.3 Headings are for ease of reference only and shall not affect the construction of this Agreement

1.4 References to Clauses and Schedules shall be references respectively to the Clauses of and Schedules to this Agreement

1.5 The expression "this Agreement" used herein shall include any document or the terms of any document which are incorporated by reference herein

2 The Sale

2.1 The Vendor will sell and the Purchaser will purchase the Property at the Price and upon the terms and conditions herein contained

2.2 The Vendor shall indemnify the Purchaser in respect of any loss or damage suffered by the Purchaser as a result of any breach of warranty by any of the contractors listed in Schedule 6 hereto under the terms of the contracts listed in Schedule 6 hereto and shall take all such reasonable steps as the Purchaser shall direct to enforce such warranties for the Purchaser's benefit subject to reimbursement of such reasonable and proper costs incurred by the Vendor as the Purchaser shall approve in advance

2.3 The Vendor will at its own expense and with due expedition complete the contracts detailed in Schedule 6 in respect of works to the Property or any part thereof which may be outstanding at the time of Completion and the Purchaser acknowledges the right of the Vendor to enter the Property following Completion to carry out the said works provided that in doing so the Vendor causes minimum damage to the Property and makes good all damage caused

BM 72163.

- 2.4 The Vendor indemnifies the Purchaser both in respect of claims which may be lawfully made against it under structural warranties given in lieu of NHBC protection by the Vendor for the period of 10 years from the date of such lease in respect of flats and also in respect of any sums which cannot be recovered from any purchaser from the Vendor as referred to on page 25 of the Valuation
- 2.5 The Vendor has commissioned a Structural Engineer acting as expert to advise in writing of the estimated cost of any necessary structural works directly attributable to damage by foundation movement to be carried out to the properties listed in Schedule 4 hereto. The said Structural Engineer has advised such sum to be £13,200.00 which sum is included in the Purchase Price by way of full and final settlement and the Purchaser shall make no further claim or demand of the Vendor whatsoever in respect of such works or any matter arising therefrom.
- 2.6 The Vendor will deliver to the Purchaser on the Completion Date the Possession Orders outstanding on any of the properties the subject of this Agreement and will give its consent when requested by the Court in regard to the substitution of the Purchaser in place of the Vendor in any action
- 2.7 The consideration for any supply made by the Vendor hereunder is exclusive of any Value Added Tax or similar tax duty or imposition which is or becomes chargeable thereon if any such sum is or becomes so payable the Purchaser shall upon demand pay the same to the Vendor
- 2.8 If at completion any liability to Value Added Tax has not been ascertained the Purchaser shall remain liable to pay the same to the Vendor immediately such liability has been ascertained

3 Capacity

The Vendor sells as beneficial owner

Deduction of Title

The Vendor shall provide to the Purchaser on completion forms of certificate PSD 17 in identical terms to the drafts annexed to the contract as Annexure D and further warrants for the benefit of the Purchaser:-

- 4.1 that all the statements in the said PSD 17 certificates shall be correct and that all the Property is covered by one or more of the PSD 17s
- 4.2 that the only registered titles to the Property are those for which office copy entries have been provided
- 4.3 that in respect of land acquired within the 15 years preceding the date of this Agreement there are no Land Charges registered against the names of earlier estate owners which would materially or adversely affect the interests of the Purchaser and which are not disclosed on any PSD 17 annexed to this agreement aforesaid
- 4.4 the Vendor has made application for registration of and has applied for absolute title in respect of the Leases made between the Vendor and the Borough of the Council of Milton Keynes and undertakes to deal promptly with any requisitions raised by the Land Registry and undertakes to deliver to the Purchasers the Land Certificate forthwith on completion of the registration
- 4.5 the Purchaser shall accept the title of the Vendor in the terms set out in clauses 4.1 to 4.3 above and shall raise no requisitions or enquiries in relation thereto

BM 172163.

5.

Local Searches

- (a) The Vendor warrants that it caused a Personal Search to be made in October 1991 of the Local Land Charges Register in respect of the Property and that the only entries revealed by the said Personal Search are those described in Schedule 5 hereto and the Property is sold subject to such entries
- (b) The Vendor warrants that if a full search of the Local Authority was made on the Completion Date it would not reveal any entries adverse to the Property and the Vendor indemnifies the Purchaser against any such adverse entries existing at such date which may become evident
- (c) The Vendor warrants that if a commons registration search was made against the Property no adverse entries would be revealed and the Vendor indemnifies the Purchaser against any such adverse entries which become evident.

6.

Matters Affecting the Property

The sale is subject to (but where applicable with the benefit of):

- (a) the tenancies described in Schedule 1 and the Purchaser having been afforded the opportunity to inspect the Rent Accounts and the Counterpart Leases shall be deemed to purchase with full knowledge thereof and shall raise no requisition thereon or objection thereto
- (b) all existing rights privileges easements liabilities (and in particular but without prejudice to the generality of the foregoing drainage and other service rights or easements) and quasi or reputed easements affecting the Property

7.

(MTL/MAAA/fd(MK-1553R))

BM172163.

- (c) all notices orders proposals or requirements whatsoever (whether registered or not before the date hereof) affecting or relating to the Property or any part thereof given or made by any government department or by any statutory undertaker or by any public local authority or other competent authority
- (d) all actual or proposed charges orders proposals restrictions agreements notices or other matters whatsoever (whether registered or not before the date hereof) affecting or relating to the Property or any part thereof or any building or other structure thereon or any part thereof arising under the Planning Acts
- (e) the entries contained in Schedule 5 hereof
- (f) The Housing (Preservation of Right to Buy) Regulations 1989 and clauses 7.1 and 7.2 hereof save and except those properties marked with an asterisk in the Schedules hereto
- (g) the Leases referred to in Schedule 1 Part 2 and 3 and Schedule 2 the Purchaser having been afforded the opportunity to inspect the same shall be deemed to purchase with full knowledge thereof and shall raise no further enquiries or requisitions in connection therewith
- (i) this Agreement is conditional upon the consent of the Secretary of State under s172 of the Local Government and Housing Act 1989 being obtained and if such consent is not obtained by the Completion Date or such other date for completion as the parties may agree this Agreement shall be null and void

7.1 The Vendor and the Purchaser hereby contract that the Purchaser will complete with all due expedition ^{TO THE NECESSARY STATUTORY CONSENTS AND SUBJECT} to the agreement of a purchasing tenant on terms agreed between that tenant and the Vendor those sales which at the time of the Completion Date shall have been previously agreed in principle a list of which properties is contained in Schedule 7 hereto

7.2 The Vendor and the Purchaser hereby agree that the Purchaser will give to an assured tenant who succeeds to a tenancy ~~to which the right to buy applies~~ held immediately prior to the Completion Date by a secure tenant of the Vendor ^{WHO HAD THE STATUTORY RIGHT TO BUY FROM THE VENDOR} through S.17 of The Housing Act 1988 or under a will or intestacy the right to purchase the dwelling as if that tenant enjoyed the benefit of The Housing (Preservation of Right to Buy) Regulations 1989 ~~(the Regulations)~~ subject to the necessary statutory consents Provided that the succeeding assured tenant resided in the dwelling as his only or principal home at any time prior to succeeding to the tenancy

7.3 The Vendor and the Purchaser hereby contract for the benefit of each and every assured tenant of the Purchaser who held a secure tenancy from the Vendor on the day immediately prior to the Completion Date (notwithstanding that none of the tenants of the property is a party to this Agreement) that the Purchaser will:-

- (a) Offer to vary the terms of their tenancy agreement so that the new terms are identical to the terms set out in the tenancy agreement offered to tenants in the Prospectus issued by the Purchaser prior to the ballot which was held in respect of the Property in accordance with the Regulations and
- (b) Offer the said tenants the additional rights promised in the said Prospectus so that on acceptance by the said tenants the offers are legally binding and for the avoidance of doubt the offers to be made to the tenants are as follows:-

- (i) the Rent Guarantee where the commitment is not to raise rents until April 1993 and thereafter not to raise rents by more than RPI + 2% for the next two financial years
- (ii) the rights created by Clause 7.2 hereof
- (iii) the right of the said tenants to participate in internal transfer schemes and in HOMES
- (iv) a local management service
- (v) a covenant by the association to provide a comprehensive planned maintenance programme in accordance with promises described in Prospectuses issued by the Purchaser prior to a ballot held in respect of the Property in accordance with the Regulations.

7.4 The Vendor hereby declares that the Vendor holds the benefit of the contractual rights created by clauses 7.1 7.2 and 7.3 of this clause on trust for any and every former secure tenant of the Vendor and assured tenant succeeding from such former secure tenant of a dwelling transferred in accordance with this Agreement to the Purchaser. The Vendor also declares that he will enforce the rights created by clause 7.1 7.2 & 7.3 on behalf of the tenant should the Purchaser fail to give the rights referred to in the said clauses Provided that written application is made to the Vendors.

7.5 The Purchaser hereby agrees with the Vendor as follows:

- (a) the Property shall be transferred to the Purchaser by a series of transfers all substantially in the form of the Transfers contained in Annexure "B"

(b) On completion the Purchaser will take an assignment of the Vendor's leasehold interest in the properties listed in Schedule 2

8 Apportionment

8.1 The Vendor shall on completion pay to the Purchaser the sum of £150.00 in respect of each of the properties listed in Schedule 1 Part 3 for which an application to buy has been made by the sitting tenant but has been frozen and the Purchaser shall on completion of the sale of the freehold or the remainder of the lease of any of the said properties make due allowance to the tenant purchaser for such sum or refund such sum to a tenant who has withdrawn from such sale

8.2 Due allowance for all such other sums relating to the Property (other than such payments specified herein) having been made the Purchaser shall not be entitled to make any deductions from the Purchase Price

9 Completion

9.1 Completion of this sale shall take place on the Completion Date when the Purchase Price and all other moneys due shall be paid to the Vendor

9.2 If completion shall not have taken place before 2.30pm on the Completion Date then completion shall be deemed to have occurred on the working day next following the date of actual completion

- 9.3 If completion shall not take place on the Completion Date then the Purchaser shall pay interest on the balance of the Price remaining unpaid on the Completion Date and on any other sums due to the Vendor but unpaid on the Completion Date at the Prescribed Rate in respect of the period commencing on and including the Completion Date and expiring on the actual date of completion or (if later) the date on which completion is deemed to occur under Clause 9.2 or (if this Agreement shall be validly determined by either party at any time) the date of determination of this Agreement and (without prejudice to any other remedy) the Vendor shall be entitled to retain the title deeds until all such interest has been paid
- 9.4 The completion moneys will be provided by means of telegraphic transfer to the Vendor's Bank Account
- 9.5 On or before Completion or as soon as is reasonably possible thereafter the Vendor shall arrange for all of its correspondence files and all estate management data and documents relating to the Property to be delivered to the Purchaser
- 9.6 Where the Vendor as landlord maintains insurance cover in respect of the Property the Vendor shall maintain such cover until actual completion
- 9.7 The parties agree that in respect of the property referred to in Schedule 2 the Purchasers shall be entitled to retain the sum of ONE THOUSAND POUNDS pending production by the Vendor of Deeds of Variation of some leases forming part of this transaction. The retention is to be held by the Purchaser's solicitors and will be released to the Vendor's solicitors on the Vendor's solicitors delivering to the Purchaser's solicitors the last Deed of Variation or Rectification and certifying to the Purchaser's solicitors that the matter is thereby corrected and the Purchaser's solicitors shall immediately release to the Vendor's solicitors the amount retained.

The Vendor shall prepare all the transfers of the Property which shall be in the form set out in Annexure B and shall be responsible for the same complying with the provisions of this Agreement and the Land Registration Acts and any other relevant statutory provisions. Such transfers shall contain plans in a form to be agreed between the Vendor and the Purchaser.

10 National Conditions and Ancillary Matters

10.1 The National Conditions of Sale (20th Edition) applicable to a sale by private treaty and as hereinafter varied in Clause 10.2 shall be incorporated herein insofar as the same are not inconsistent with the express terms and conditions hereof and in the event of any conflict between the express terms and conditions hereof and the National Conditions the former shall prevail

10.2 The National Conditions shall be varied as follows:

- (a) National Conditions 3(1)(2)(3)(4) & (5), 5(3)(i)(ii)(iii)(v) & (vi), 6, 7, 8.1(ii)(4), 9, 14, 16(1) & (2), 19(4), 21(1)(2)&(3) shall not have effect
- (b) National Condition 15 shall be deleted but the Purchaser shall be deemed to purchase with knowledge in all respects of the authorised use of the Property for the purposes of the Planning Acts
- (c) the definition of "Clearing bank" contained in the preamble to the National Conditions shall not apply and instead "Clearing bank" shall mean any of the following:

Bank of England
Barclays Bank Plc
Lloyds Bank Plc
Midland Bank Plc
National Westminster Bank Plc
The Royal Bank of Scotland Plc

(d) in National Condition 22 the words "16 working days" shall be deemed to be substituted by the words "10 working days" wherever they occur

(e) A Saturday shall not be a "working day"

10.3 (a) For the purposes hereof the Vendor shall not be treated as unready or unwilling to fulfil its own outstanding obligations hereunder on the ground that any original document including a Counterpart Lease is not available at the time of completion and the Purchaser will accept a copy or near copy of such.

(b) The Vendor shall insofar as it has not already done so immediately make the proper enquiries to find the original document and when the same comes into its hands forward the same to the Purchaser forthwith

Clawback

11.1 For the period of 25 years from the date hereof

(a) save as provided in sub-clause (b) hereof, or in respect of a transfer by a Mortgagee subject to any necessary statutory consent, on the transfer of the Property or any part thereof the whole of the proceeds of sale shall be paid to the Vendor less the price pro rata in accordance with the Valuation

(b) on the sale of any unit to a tenant purchaser enjoying the rights of The Housing (Preservation of Right to Buy) Regulations 1989 as amended from time to time or of clause 7.1 or 7.2 hereof the proceeds of such sale shall be apportioned as between the Vendor and the Purchaser hereto subject to the formula contained in Schedule 3

- (c) On the repayment to the Purchaser of discount payable following a disposal within 3 years of a property sold either by the Vendor pursuant to Section 17 of The New Towns Act 1981 (or predecessor legislation) or Part V of the Housing Act 1985 or by the Purchaser in accordance with The Housing (Preservation of Right to Buy) Regulations 1989 or the rights given by clause 7.2 hereof the Purchaser shall repay to the Vendor after deduction of a reasonable sum in respect of costs the sum of such discount received on such sale

12 Entire Agreement and Variations

12.1 Each party hereby confirms and agrees that this Agreement incorporates all the terms of the contract between the parties for the transaction hereby contemplated (including without limitation the disposition of the Property) ("the Contract") AND any agreement understanding or other matter not set out or incorporated in this Agreement which would (but for this present Clause) have been required to be so incorporated in order for the Contract to constitute a valid and enforceable contract for the disposition of the Property in the manner hereby contemplated in accordance with the provisions of Section 2 of the Law of Property (Miscellaneous Provisions) Act 1989 ("Section 2") shall not be a term of the Contract and (Subject to Clause 12.2) shall be void and of no effect

12.2 Nothing in Clause 12.1 shall prejudice or affect:

- (a) any collateral or other agreement between the parties which takes effect as a separate valid and enforceable agreement distinct from the Contract or is otherwise separately enforceable
- (b) any written representation (not being a term of this Agreement) contained in the Vendor's Solicitors' written replies to preliminary enquiries

- (c) any variation or modification of this Agreement which may hereafter be made by the Vendor and the Purchaser in accordance with Clause 13.(d)

12.3 The Purchaser confirms that it has not entered into this Agreement in reliance (wholly or in part) upon any representation (whether written oral or implied) not expressly set out herein made by the Vendor or any of its agents prior hereto (other than the Vendor's Solicitors' written replies to preliminary enquiries and Allsop's valuation or Hunter & Partners' survey).

13 It is hereby agreed and declared that

- (a) the cost floor of each dwelling shall be as defined in S 131 of the Housing Act 1985.
- (b) all walls dividing one property (including garages and ancillary buildings) from another shall be party walls maintainable as such save where a previous deed (if any) has indicated to the contrary
- (c) if any dispute or question shall arise between the Vendor and the Purchaser to this Agreement with respect to the construction or meaning or effect of the rights duties or obligations of the parties under this Agreement or as to any other matter in any way arising out of or connected with this Agreement the matter in dispute shall be determined by a single arbitrator appointed by agreement between the parties or in default of agreement to be appointed on the application of either party by the President for the time being of the Royal Institution of Chartered Surveyors the duly appointed deputy of the President or any person authorised by the President to make appointments on his behalf in accordance with the Arbitration Acts 1950 to 1979 or any statutory modification or re-enactment thereof.

(d) This Agreement may only be varied or modified by a supplemental agreement which is made in writing by the parties or their solicitors and in such a form that the Contract (as so varied) remains a valid and enforceable contract which (insofar as Section 2 continues to be applicable thereto) complies with the requirements of Section 2

14 Notices

14.1 Without prejudice to the express provisions of National Condition 22, any notice or other communication given or made under this Agreement shall be in writing and may be delivered to the relevant party personally or by courier or sent by letter first class prepaid to the address of that party specified in this Agreement or such other address or number in England or Wales as may be notified in writing by that party from time to time for this purpose and shall be effectual notwithstanding any change of address not so notified

14.2 Each such notice or communication shall be deemed to have been given or made and delivered if by letter 24 hours after posting if by delivery when left at the relevant address

15 No Assignment or Merger

15.1 The Purchaser shall not be permitted to assign mortgage charge or otherwise part with the benefit of this Agreement and the Vendor shall not be required to complete with any person or body other than the Purchaser

15.2 This Agreement shall remain in full force and effect as regards any obligations which remain to be performed notwithstanding completion of this sale

AS WITNESS the hands of the parties or their duly authorised representatives the day and year first above written

17.

(MTL/MAAA/fd(MK-1553R))

BM 172163.

SCHEDULES AND ANNEXURES

SCHEDULE 1

The Freehold Properties

PART 1

The properties let on secure tenancies designated "Rental" and others comprising houses and flats and bungalows and associated garages and other car parking facilities shown on the list annexed hereto

BMV172163

14/12/91 10:40:15 Page: 122

Tenant Name Landlord

List of Results by Tenure Type in MIDC Housing Ballot

Street Address Estate

Estate: BOLBECK PARK

Result: 5 Tenure Type: RENTAL

Street: LANFRANC GARDENS

4 LANFRANC GARDENS
12 LANFRANC GARDENS

RENTAL
RENTAL

ALDHYCK
ALDHYCK

MR & MRS A ROBINSON
MRS L C HARGROVE

Street totals: 2

Street: MONTGOMERY CRESCENT

78 MONTGOMERY CRESCENT
102 MONTGOMERY CRESCENT

RENTAL
RENTAL

ALDHYCK
ALDHYCK

MR & MRS GLAZEBROOK
MR & MRS G R PRESCOTT

Street totals: 2

Estate totals: 4

BMV 72165

14/12/91 10:40:17 Page: 123

Tenure Landlord

Tenant Name

Street Address Estate

Result: 5 Tenure Type: RENTAL Street: BISHOPSTONE 71 BISHOPSTONE Estate: BRADVILLE

Street	Tenure	Tenant Name	Landlord
Street totals:	1	HRS DM MURDOCH	RENTAL ALDHYCK
Street: CRISPIN ROAD			
5 CRISPIN ROAD	RENTAL	MR K MARTIN/MISS S HUGHES	ALDHYCK
9 CRISPIN ROAD	RENTAL	MR & MRS H JACKSON	ALDHYCK
15 CRISPIN ROAD	RENTAL	MR & MRS N AMAN	ALDHYCK
17 CRISPIN ROAD	RENTAL	MR MRS AL SMITH	ALDHYCK
26 CRISPIN ROAD	RENTAL	MISS D FELSTEIN	ALDHYCK
60 CRISPIN ROAD	RENTAL	MR & MRS R RICHARDSON	ALDHYCK
74 CRISPIN ROAD	RENTAL	MR S TEBBUTT & MS J LISTER	ALDHYCK
93 CRISPIN ROAD	RENTAL	MR & MRS G M HALSH	ALDHYCK
94 CRISPIN ROAD	RENTAL	MISS S NURSE	ALDHYCK
95 CRISPIN ROAD	RENTAL	MRS T H STONE	ALDHYCK
96 CRISPIN ROAD	RENTAL	MS L MCKENZIE	ALDHYCK
98 CRISPIN ROAD	RENTAL	MR G BOLAND & MS H WESTDURY	ALDHYCK
116 CRISPIN ROAD	RENTAL	MRS L B MOORE	ALDHYCK
121 CRISPIN ROAD	RENTAL	MR & MRS K COOK	ALDHYCK
127 CRISPIN ROAD	RENTAL	MR D MULLIN /MS T HEALING	ALDHYCK

Street	Tenure	Tenant Name	Landlord
Street totals:	15		
Street: HARROLDEN			
2 HARROLDEN	RENTAL	MRS E JARMAN	ALDHYCK
7 HARROLDEN	RENTAL	MR J DOYLE	ALDHYCK
22 HARROLDEN	RENTAL	MR C COOMES & MRS CLARK	ALDHYCK
24 HARROLDEN	RENTAL	MRS. B. HORNE	ALDHYCK
35 HARROLDEN	RENTAL	MR P LECKO	ALDHYCK
37 HARROLDEN	RENTAL	MISS A JOYCE	ALDHYCK
47 HARROLDEN	RENTAL	MR THEODALD & MS GREEN	ALDHYCK
78 HARROLDEN	RENTAL	MRS V ATKINS	ALDHYCK
82 HARROLDEN	RENTAL	MR & MRS LHERY	ALDHYCK
89 HARROLDEN	RENTAL	MRS O COBB	ALDHYCK
Street totals:	10		

BWV 72163

List of Results by Tenure Type in MIDC Housing Datalol

Street Address	Tenant Name	Tenure	Landlord
Estate			
Street: KINGSFOLD			
5 KINGSFOLD	MISS KJ KINGSLEY	RENTAL	ALDHYCK
17 KINGSFOLD	MRS L PICKTHALL	RENTAL	ALDHYCK
20 KINGSFOLD	MISS J STEVENS	RENTAL	ALDHYCK
22 KINGSFOLD	MRS E HARTLEY	RENTAL	ALDHYCK
31 KINGSFOLD	MR M HEASMAN	RENTAL	ALDHYCK
33 KINGSFOLD	MR & MRS R C DOUGLAS	RENTAL	ALDHYCK
73 KINGSFOLD	MR S OGDEN & MS A CULHANE	RENTAL	ALDHYCK
76 KINGSFOLD	MR R WHEAL	RENTAL	ALDHYCK
78 KINGSFOLD	MS L AUSTIN & MR H COLTMAN	RENTAL	ALDHYCK
79 KINGSFOLD	MR H BRINDLEY	RENTAL	ALDHYCK
85 KINGSFOLD	MS M GARRETT	RENTAL	ALDHYCK
98 KINGSFOLD	MS S INGHAM	RENTAL	ALDHYCK
100 KINGSFOLD	MRS C BRUCASS	RENTAL	ALDHYCK
102 KINGSFOLD	MR & MRS P CAREY	RENTAL	ALDHYCK
124 KINGSFOLD	MRS A MUNDY	RENTAL	ALDHYCK
Street totals:		15	
Street: MINSTREL COURT			
10 MINSTREL COURT	MRS F ANCELL	RENTAL	ALDHYCK
11 MINSTREL COURT	MR R PYM	RENTAL	ALDHYCK
12 MINSTREL COURT	MRS A HARRIS	RENTAL	ALDHYCK
18 MINSTREL COURT	MRS D GRIFFITHS	RENTAL	ALDHYCK
19 MINSTREL COURT	MRS F POETZ	RENTAL	ALDHYCK
20 MINSTREL COURT	MR G SHELDON	RENTAL	ALDHYCK
22 MINSTREL COURT	MR & MRS G R MOORE	RENTAL	ALDHYCK
24 MINSTREL COURT	MRS B DAYKIN	RENTAL	ALDHYCK
Street totals:		8	
Street: SHIPTON HILL			
6 SHIPTON HILL	MR & MRS M TILLEY	RENTAL	ALDHYCK
20 SHIPTON HILL	MR & MRS H G GIBBONS	RENTAL	ALDHYCK
Street totals:		2	
Street: WOODSTOCK COURT			
WOODSTOCK COURT	MRS M DEARSLEY	RENTAL	ALDHYCK

B.M. 172163

Handwritten signature

List of Results by Tenure Type in MKDC Housing Ballot

Street Address	Tenant Name	Tenure	Landlord
Estate			
Street: CAMPION	MR G R FEHLER	RENTAL	ALDHYCK
16 CAMPION	MISS R BAINES	RENTAL	ALDHYCK
17 CAMPION			
Street totals:	2		
Estate: GREAT LINFORD			
Street: CHURCH LEES	MR & MRS WILDERSPIN	RENTAL	ALDHYCK
27 CHURCH LEES	MR E C BEACH	RENTAL	ALDHYCK
62 CHURCH LEES	MR MRS MC GOFFREY	RENTAL	ALDHYCK
73 CHURCH LEES			
Street totals:	3		
Estate: FRANCE FURLONG			
Street: GIBBIN	MR MRS PG GUARE	RENTAL	ALDHYCK
50 FRANCE FURLONG	MR & MRS H PLEASANTS	RENTAL	ALDHYCK
52 FRANCE FURLONG			
Street totals:	2		
Estate: GREAT LINFORD			
Street: GIBBIN	MR & MRS D A NEWTON	RENTAL	ALDHYCK
7 GIBBIN	MRS D H WILSON	RENTAL	ALDHYCK
64 GIBBIN	MR & MRS B TOMPKINS	RENTAL	ALDHYCK
91 GIBBIN	MRS L GARRATT	RENTAL	ALDHYCK
98 GIBBIN			
Street totals:	4		
Estate: GREAT LINFORD			
Street: HARTLEY	MR M. KAYE	RENTAL	ALDHYCK
10 HARTLEY			
Street totals:	1		
Estate: HAZELWOOD			

BM 172103

Street totals: 4

Street: HILLS CLOSE

21 HILLS CLOSE
54 HILLS CLOSE

Street totals: 2

Street: MIDDLETON

6 MIDDLETON
7 MIDDLETON
19 MIDDLETON

Street totals: 3

Street: NICHOLAS HEAD

48 NICHOLAS HEAD
51 NICHOLAS HEAD
76 NICHOLAS HEAD
81 NICHOLAS HEAD
87 NICHOLAS HEAD

Street totals: 5

Street: PIPARD

8 PIPARD
9 PIPARD
44 PIPARD

Street totals: 3

Street: SANDY CLOSE

GREAT LINFORD
GREAT LINFORD
GREAT LINFORD
GREAT LINFORD

MR D JONES
MR HRS HJ WATSON
MR R PUDDIPHATT
MR & MRS. AUSTIN

RENTAL
RENTAL
RENTAL
RENTAL

ALDAYCK
ALDAYCK
ALDAYCK
ALDAYCK

GREAT LINFORD
GREAT LINFORD

MRS JK WEST
MRS L JELLY

RENTAL
RENTAL

ALDAYCK
ALDAYCK

GREAT LINFORD
GREAT LINFORD
GREAT LINFORD

MRS P WEST
MR HRS GA TURVEY
MRS R A KIRKBY

RENTAL
RENTAL
RENTAL

ALDAYCK
ALDAYCK
ALDAYCK

GREAT LINFORD
GREAT LINFORD
GREAT LINFORD
GREAT LINFORD
GREAT LINFORD

MR & MRS C R ICHME
MR S HASGEGANA
MR MRS B GASH
MR MRS TJ CONWAY
MR MRS J PHILLIPS

RENTAL
RENTAL
RENTAL
RENTAL
RENTAL

ALDAYCK
ALDAYCK
ALDAYCK
ALDAYCK
ALDAYCK

GREAT LINFORD
GREAT LINFORD
GREAT LINFORD

MR MRS C MAJOR
MRS H ALLORED
MR I MOORE & MS C SINCLAIR

RENTAL
RENTAL
RENTAL

ALDAYCK
ALDAYCK
ALDAYCK

BM192163

Richard Montgomery

..... Page: 120
.....
..... Landlord
..... Tenure

10:41:42

14/12/91

..... Tenant Name

..... List of Results by Tenure Type in MIDC Housing Datalot
..... Estate
..... Street Address

RENTAL ALDRYCK ✓

MR & MRS F MONTGOMERY

GREAT LINFORD

J SANDY CLOSE

Street totals: 1

Estate totals: 30

B.M. 172163.

14/12/91 10:41:49 Page: 129

Tenant Name Landlord

Tenure

Street Address Estate

Result: 5 Tenure Type: RENTAL

Street: ARNCLIFFE DRIVE

8 ARNCLIFFE DRIVE HEELANDS

18 ARNCLIFFE DRIVE HEELANDS

20 ARNCLIFFE DRIVE HEELANDS

39 ARNCLIFFE DRIVE HEELANDS

46 ARNCLIFFE DRIVE HEELANDS

67 ARNCLIFFE DRIVE HEELANDS

84 ARNCLIFFE DRIVE HEELANDS

106 ARNCLIFFE DRIVE HEELANDS

MRS R IDE

RENTAL

MR J BROADBENT & MISS INGLIS

MR & MRS D KIRK

MR F C GRIFFITHS

MR & MRS R VINCENT

MISS N LOCKWOOD

MR MRS DOWNEY

MRS MALSH

MR MRS GP PEARCE

MR D HILL & MR T SOOLTACK

MR MRS A ROUS

MR & MRS R DEAN

MR MRS AL KING

MRS V SAHS

RENTAL

ALDHYCK

RENTAL

Handwritten notes at top left.

List of Results by Tenure Type in MKDC Housing Ballot

Street Address, Estate, Tenant Name, Tenure, Landlord

Street totals: 14
Street: RAMSGILL COURT
1 RAMSGILL COURT
9 RAMSGILL COURT
21 RAMSGILL COURT
24 RAMSGILL COURT
26 RAMSGILL COURT
28 RAMSGILL COURT

Street totals: 6
Street: SMITHERGILL COURT
21 SMITHERGILL COURT

Street totals: 1
Street: SUMMERGILL COURT
11 SUMMERGILL COURT
12 SUMMERGILL COURT
17 SUMMERGILL COURT

Street totals: 3
Street: SHINDEN COURT
15 SHINDEN COURT
17 SHINDEN COURT
20 SHINDEN COURT
21 SHINDEN COURT

Street totals: 4
Street: TRANLANDS BRIGG
5 TRANLANDS BRIGG
14 TRANLANDS BRIGG
15 TRANLANDS BRIGG
16 TRANLANDS BRIGG

Handwritten number: 134 172163

14/12/91 10:42:35 Page: 132

List of Results by Tenure Type in MKDC Housing Ballot

Street Address	Estate	Tenant Name	Tenure	Landlord
51 TRANLANDS BRIGG	HEELANDS	MR & MRS C MITCHELL	RENTAL	ALDHYCK
75 TRANLANDS BRIGG	HEELANDS	MRS L MCPHERSON	RENTAL	ALDHYCK
Street totals:		31 + 33		
Estate totals:		71		

B/M 172 336

B/M 172 103

14/12/91 10:42:36 Page: 133
 List of Results by Tenure Type in MDC Housing Ballot
 Tenant Name Landlord
 Street Address Estate

Result: 5 Tenure Type: RENTAL Estate: NEATH HILL
 Street: ARDURER DRIVE RENTAL ALDHYCK ✓
 22 ARDURER DRIVE

Street totals: 1
 Street: BARBERS MEWS RENTAL ALDHYCK ✓
 12 BARBERS MEWS
 20 BARBERS MEWS RENTAL ALDHYCK ✓
 Street totals: 2

Street: BOWERS MEWS RENTAL ALDHYCK ✓
 35 BOWERS MEWS
 Street totals: 1

Street: BROWBAKER COURT RENTAL ALDHYCK ✓
 2+1 BROWBAKER COURT
 40+39 BROWBAKER COURT RENTAL ALDHYCK ✓
 Street totals: 2

Street: GILDERS MEWS RENTAL ALDHYCK ✓
 19+18 GILDERS MEWS
 Street totals: 1

Street: GLAZIER DRIVE RENTAL ALDHYCK ✓
 2 GLAZIER DRIVE RENTAL ALDHYCK ✓
 4 GLAZIER DRIVE RENTAL ALDHYCK ✓
 6 GLAZIER DRIVE RENTAL ALDHYCK ✓
 8 GLAZIER DRIVE

BMC72163

15

Revised

10/42/51

14/12/91

List of Results by Tenure Type in HKDC Housing Ballot

Street Address	Tenant Name	Tenure	Landlord
19 GLAZIER DRIVE	MRS V FERGUSON	RENTAL	ALDHYCK
21 GLAZIER DRIVE	MR & MRS O'RIORDAN	RENTAL	ALDHYCK
58 GLAZIER DRIVE	MR & MRS. J. HAVES	RENTAL	ALDHYCK
60 GLAZIER DRIVE	MRS P HOOKINSON	RENTAL	ALDHYCK
Street totals: 8			
Street: IRONFINGER COURT		RENTAL	ALDHYCK
14-IRONFINGER-COURT	MRS E-LOHE		
Street totals: 1			
Street: SALTERS MEWS		RENTAL	ALDHYCK
8 SALTERS MEWS	MRS M DICKINSON	RENTAL	ALDHYCK
9 SALTERS MEWS	MRS Z LOVELL		
Street totals: 2			
Street: TAYLORS MEWS		RENTAL	ALDHYCK
10 TAYLORS MEWS	MRS A BURROHS	RENTAL	ALDHYCK
18 TAYLORS MEWS	MRS M HILKINSON		
Street totals: 2			
Street: VINTNERS MEWS		RENTAL	ALDHYCK
14 2 VINTNERS MEWS	MR MRS F HOLMES	RENTAL	ALDHYCK
3 VINTNERS MEWS	MR MRS ET STAPLETON	RENTAL	ALDHYCK
9 VINTNERS MEWS	MR & MRS T AUSTIN	RENTAL	ALDHYCK
Street totals: 3			

BM 172386
BM 172396

Estate totals: 23
9 wheelwright Meews Neath Hill
10 wheelwright Meews Neath Hill

BM 172103

RENTAL

Page: 135

14/12/91 10:43:00

Tenant Name

Landlord

List of Results by Tenure Type in MKDC Housing Ballot

Street Address

Result: 5 Tenure Type: RENTAL Estate: NEW BRADHELL

Street: PERMAYNE

- 64 PERMAYNE
- 66 PERMAYNE
- 68 PERMAYNE
- 70 PERMAYNE
- 72 PERMAYNE
- 78 PERMAYNE
- 82 PERMAYNE

- NEW BRADHELL

- MRS L BELL
- MR & MRS J HAWTHORNTHAITE
- MR MRS JR DOMER
- MISS G DRURY
- MRS J MORROW
- MR P & MRS J BULL
- MR & MRS I CRAIG

- RENTAL

- ALDHYCK

Street totals: 7

Estate totals: 7

BW172163

16

Street of Maryland

14/12/91 10:43:02

List of Results by Tenure Type in MKDC Housing Ballot

Street Address	Tenant Name	Tenure	Landlord
Estate: PENNYLAND			
Result: 5 Tenure Type: RENTAL			
Street: ANGEL CLOSE	MRS MA MOGLEN	RENTAL	ALDMYCK ✓
12 ANGEL CLOSE	MRS N J BAKER	RENTAL	ALDMYCK ✓
13 ANGEL CLOSE	MRS P HATSON	RENTAL	ALDMYCK ✓
18 ANGEL CLOSE			
Street totals: 3			
Estate: PENNYLAND			
Street: BOOLE CLOSE	MR MRS C JONES	RENTAL	ALDMYCK ✓
13 BOOLE CLOSE			
Street totals: 1			
Estate: PENNYLAND			
Street: FLORIN CLOSE	MR MRS H BISS	RENTAL	ALDMYCK ✓
13 FLORIN CLOSE	MR AND MRS JF RAYMENT	RENTAL	ALDMYCK ✓
18 FLORIN CLOSE			
Street totals: 2			
Estate: PENNYLAND			
Street: LEOPARD DRIVE	MR & MRS. W.H. DUDDY	RENTAL	ALDMYCK ✓
22 LEOPARD DRIVE			
Street totals: 1			
Estate: PENNYLAND			
Street: SHILLING CLOSE	MRS V POOLE	RENTAL	ALDMYCK ✓
6 SHILLING CLOSE			
Street totals: 1			
Estate: PENNYLAND			
Street: SOVEREIGN DRIVE	MR & MRS PJ KENDALL	RENTAL	ALDMYCK ✓
6 SOVEREIGN DRIVE	MR & MRS R BALL	RENTAL	ALDMYCK ✓
6 SOVEREIGN DRIVE			
Street totals: 1			

BM-17-2163

List of Results by Tenure Type in MKDC Housing Ballot

Albany, NY

14/12/91 10:43:18 Page: 137
 Tenant Name Landlord

Street Address Estate

Street	Tenants	Landlord
Street totals: 2		
Street: STERLING CLOSE		ALDHYCK
3 STERLING CLOSE	MRS BL MORRIS	ALDHYCK
4 STERLING CLOSE	MR A WALSHAM/J BUCHANAN	ALDHYCK
15 STERLING CLOSE	MS A HAGGERTY	ALDHYCK

Street totals: 3
 Estate totals: 13

BM172168

14/12/91 10:43:19 Page: 130
KTS. Fitzgerald

List of Results by Tenure Type in MIDC Housing Ballot
Street Address Estate Tenant Name Tenure Landlord

Result: 5 Tenure Type: RENTAL Estate: STANTONBURY
Street: BURNET
127 14 BURNET STANTONBURY RENTAL ALDHYCK
127 15 BURNET STANTONBURY RENTAL ALDHYCK
Street totals: 2

Street: CAWARDEN
67 7 CAWARDEN STANTONBURY RENTAL ALDHYCK
47 8 CAWARDEN STANTONBURY RENTAL ALDHYCK
14 CAWARDEN STANTONBURY RENTAL ALDHYCK
Street totals: 3

Street: CROSSLANDS
101 CROSSLANDS STANTONBURY RENTAL ALDHYCK
Street totals: 1

Street: FOHLER
18 FOHLER STANTONBURY RENTAL ALDHYCK
22 FOHLER STANTONBURY RENTAL ALDHYCK
Street totals: 2

Street: GORING
18 GORING STANTONBURY RENTAL ALDHYCK
27 GORING STANTONBURY RENTAL ALDHYCK
30 GORING STANTONBURY RENTAL ALDHYCK
31 GORING STANTONBURY RENTAL ALDHYCK
Street totals: 4

Street: JENNINGS

SM 172108

90

Handwritten notes

List of Results by Tenure Type in MKDC Housing Ballot

Street Address	Tenant Name	Tenure	Landlord
14 JENNINGS	MR & MRS F WRIGHT	RENTAL	ALDYCK
15 JENNINGS	MISS D HAKTINS	RENTAL	ALDYCK
16 JENNINGS	MR & MRS J DOLMAN	RENTAL	ALDYCK
17-22 JENNINGS	MR-A MILLER	RENTAL	ALDYCK
Street totals:		4	
Street: KERSEY			
20 KERSEY	MR MRS RG POSSMAN	RENTAL	ALDYCK
31 KERSEY	MR MRS R HALL	RENTAL	ALDYCK
Street totals:		2	
Street: MASON			
23 MASON	MR A. TAUBAR	RENTAL	ALDYCK
Street totals:		1	
Street: ORMONDE			
22 ORMONDE	MR & MRS C CHILD	RENTAL	ALDYCK
42 ORMONDE	MR MRS FJ HEAD	RENTAL	ALDYCK
Street totals:		2	
Street: REDBRIDGE			
83 REDBRIDGE	MR MRS R WILSON	RENTAL	ALDYCK
85 REDBRIDGE	MR MRS R DOWNEY	RENTAL	ALDYCK
Street totals:		2	
Street: THANE COURT			
142-9 THANE COURT	MRS E WAREING	RENTAL	ALDYCK
9 THANE COURT	MRS L ROY	RENTAL	ALDYCK
Street totals:		2	

BM172103

Letter printed

List of Results by Tenure Type in HKDC Housing Ballot
Street Address
Estate
Tenant Name
Tenure
Landlord

ALDAYCK
ALDAYCK

RENTAL
RENTAL

MRS D L RIED
MRS S H SAUNDERS

STANTONBURY
STANTONBURY

Street: TYRILL

24 TYRILL
43 TYRILL

Street totals: 2

ALDAYCK
ALDAYCK

RENTAL
RENTAL

MR & MRS WILCOX
MRS J FRYER
MRS L DENTLEY
MR & MRS R S SHAKESPEAR
MR & MRS L RILEY
MR & MRS L P HOWARD
MS J TILSON
MR & MRS J GARONER
MRS S E BEDBROUGH
MR MRS JA GALLIE
MISS JOAN WARNER
MS S COLLINS

STANTONBURY
STANTONBURY

Street: WALSH'S MANOR

7 WALSH'S MANOR
20 WALSH'S MANOR
28 WALSH'S MANOR
30 WALSH'S MANOR
33 WALSH'S MANOR
35 WALSH'S MANOR
37 WALSH'S MANOR
39 WALSH'S MANOR
49 WALSH'S MANOR
55 WALSH'S MANOR
57 WALSH'S MANOR
85 WALSH'S MANOR

Street totals: 12

Estate totals: 39

BIM172163

SCHEDULE 1

PART 2

The Properties sold to tenants by grant of the Leases
shown on the list "A" annexed hereto

19.

(MIL/MAAA/fd(MK-1553R))

BM172163

Widdowson into T concern list

SCHEDULE OF LEASES TRANSFERRING TO ALDWYCK HOUSING ASSOCIATION

PROPERTY ADDRESS	ORIGINAL LESSEE	LEASE NO	COMPLETION DATE
13 Tranlands Brigg, Heelands	Sarah Winn	L240221	14.08.89
33 " Heelands	T&P	L240203	01.06.87
16 Bransgill Court, Heelands	T R Boyd & P M Boyd	L240223	19.10.90
9 Bransgill Court, Heelands	Mr & Mrs Barr	L240218	08.05.89
10 Bransgill Court, Heelands	Mercy & Kakra Baah	L220248	06.04.87
19 Gilders Mews, Neath Hill	Bridgit Williams & Graham Deans	L220219	07.06.82
40 Brownbaker Court, Neath Hill	Miss Hill	L220238	02.03.87
2 Brownbaker Court, Neath Hill	Chassan Chedid	L220208	01.04.82
9 Wheelwrights Mews, Neath Hill	George Doggett	L229914	23.05.80
10 Wheelwrights Mews, Neath Hill	Joan & John Silverthorn	L150202	17.12.04
9 Cawarden, Stantonbury	Miss Horn	L150231	22.05.89
2 Tyrill, Stantonbury	Miss S Stead	L150241	06.08.90
4 Tyrill, Stantonbury	Mr J Brook	L150235	12.06.89
1 Thane Court, Stantonbury	Mr Johnstone	L150100	14.09.81
4 Thane Court, Stantonbury	Kenneth & Suzanne MacLachlan		

B.M. 72163

240

PROPERTY ADDRESS	ORIGINAL LESSEE	LEASE NO	COMPLETION DATE
12 Burnet, Stantonbury	Mr & Mrs Howell	L150240	10.07.89
17 Jennings, Stantonbury	Alan & Susan Hayward	L150239	09.10.89
32 Walshs Manor, Stantonbury	Mr Berry	L150201	04.05.82
34 " " "	Miss Lee & Mr Dobson	L150211	08.02.88
36 " " "	Mr Desmond Downey	L150221	26.0988
38 " " "	Miss Scott	L150206	16.11.87

BMA 2163

SCHEDULE 1

PART 3

The rented property the subject of the leases to the Council of the Borough
of Milton Keynes

BMU72163.

BRADVILLE AREA

LEASEBACK OF RENTAL FLATS

MINORITY LANDLORD: BMK

MAJORITY LANDLORD: Aldwyck

MINORITY LANDLORD

BLOCK ADDRESS

PROPERTY ADDRESS

BMK	31-33 (odd) Tranlands Brigg
BMK	1/2 Vintners Mews
BMK	6-9 Cawardon
BMK	1-4 Thane Court
BMK	12, 14-16 Burnet
BMK	31-38 Walshs Manor

X	31 Tranlands Brigg, Heelands
X	1/2 Vintners Mews, Neath Hill
X	6 Cawardon, Stantonbury
X	2 Thane Court, Stantonbury
X	16 Burnet, Stantonbury
X	31 Walshs Manor, Stantonbury

① (B)



M&S - P. 6

BM 172163 : 10

19 December 1991

SCHEDULE 2

The leasehold interests

The leasehold interest of the Vendor in the properties the subject of the following Leases:-

<u>DATE</u>	<u>TERM</u>	<u>RENT</u>	<u>PARTIES</u>	<u>PROPERTIES</u>	<u>BLOCK</u>
31.12.91	125 yrs	Peppercorn	BMK (1) MKDC (2)	See List Annexed	

BMU72163

BRADVILLE AREA

LEASEBACK OF RENTAL FLATS

MAJORITY LANDLORD: BMK

MINORITY LANDLORD: Aldwyck

MINORITY LANDLORD

TENANT NAME

BLOCK ADDRESS

PROPERTY ADDRESS

PROPERTY ADDRESS	BLOCK ADDRESS	TENANT NAME	MINORITY LANDLORD
15 Campion, Great Linford	1-48 Campion		Aldwyck
17 Campion, Great Linford	Ditto		Aldwyck
21 Smithergill Court, Heelands	18-21 Smithergill Court		Aldwyck
14 Ironmonger Court, Neath Hill	14/15 Ironmonger Court		Aldwyck
22 Jennings, Stantonbury	19-22 Jennings		Aldwyck
18 Fowler, Stantonbury	18-21 Fowler		Aldwyck
18 Goring, Stantonbury	15-18 Goring		Aldwyck
49 Walshs Manor, Stantonbury	40-51 Walshs Manor		Aldwyck

14 October 1991

BM172163

SCHEDULE 3

FORMULA FOR CLAWBACK
ON FUTURE SALES

Where DSP = the Discounted Sale Price of the property at the time of acceptance by a Tenant of the offer of sale

Where PRS = is the Purchaser's Required Share to be agreed between the Vendor and the Purchaser to be calculated as follows:

Where OD = ORIGINAL DEBT This will be the average cost per dwelling included in the portfolio transferred to Purchasers being £3200 in respect of houses and £4690 in respect of flats.

Where TCA = (i) VALUATION FEE The demonstrable fee (if any) of obtaining the open market valuation of the property to be disposed of together with the Purchaser's costs in obtaining such valuation

PLUS (ii) LEGAL FEES The Purchaser's identifiable legal costs related to a disposal transaction not exceeding ^{1%}~~0.5%~~ of the Market Value

PLUS (iii) PURCHASER'S ADMINISTRATION COSTS The costs borne by the Purchaser (except any included above) attributable to preparing such a disposal transaction (i.e. the approved budget or certified account relating to House Sales divided by the number of transactions completed during the year for which the accounts relate)

Where PDM = PEAK DEBT MULTIPLIER = 1.4

Where MAA = MULTIPLIER FOR ABORTIVE APPLICATIONS = 1.33

BM/172163

Where UVPV = UNIMPROVED VACANT POSSESSION VALUE = The vacant possession value as assessed by the Valuers, acting on instructions of the Purchaser, disregarding any improvements materially increasing the value, carried out by the purchaser and are in excess of the maintenance requirements of the valuation undertaken by Allsop & Co

Where IVPV = IMPROVED VACANT POSSESSION VALUE = The vacant possession value as described above except that the improvements will be taken into account in assessing the value

Therefore the Vendors Clawback Share calculated by the following formulae and to be accounted for on an annual basis

CLAWBACK = DSP - PRS where:

PRS = (OD x PDM) + (TCA x MAA) + (IVPV - UVPV)

BM 172163

SCHEDULE 4

The properties referred to in clause 2.4. hereof.

39/40 Brownbaker Court, Neath Hill

BMI 72163

SCHEDULE 5

Summary of the entries revealed by a Personal Search of the Local Land Charges Register carried out by agents on behalf of the Vendor during the month of October 1991:-

Entries

Comments

Compulsory Purchase Orders

Relating to the Vendor's acquisition of certain land in Milton Keynes prior to the construction of the Property. These Orders are not adverse to the Property but the Vendor does not wish these to be removed from the Register.

Notices

A very small number of notices were revealed affecting business carried out by occupiers of rented property.

Section 6 & Section 33
Entries under The Town &
Country Planning Act

These relate to open space agreements on certain private developments within Milton Keynes on which some of the properties the subject of this Agreement are situate.

Section 73 & Section 505
Entries under The Housing
Act 1974

These relate to Improvement Grants made in respect of certain properties included in this Agreement.

BM172163 -

SCHEDULE 6

The works and warranties referred to in clauses 2.2 and 2.3
and annexed hereto

BM 172163

MILTON KEYNES DEVELOPMENT CORPORATION

SCHEDULE OF CONTRACTS WITH WORKS OUTSTANDING AT 1 JANUARY 1992 (AHA)

Permayne (80)
Gibbwin, Gt Linford (55)
2 Dransgill Court, Heelands

Thermal Insulation, Pitched Reroofing
Thermal Insulation, Re-felting, Window Replacement
Structural Repairs

Frank Haslam Milan
Jarvis Contracting
~~Forbeathurst~~
KIM Developments

HCBD/RB/DIEG
27 November 1991

BM 172163

SCHEDULE 7

Those properties referred to in Clause 7.1 hereof and annexed hereto

27.

(MTL/MAAA/fd(MK-1553R))

B.M. 172163.



MEPC Sales To Sitting Tenants

09/03/92 09:47 AM

Report For All Occasions
Sales To Sitting Tenants
Phases: ALL
More than 0 Days ago

List of Applications On Estate(s): ALL
That Reached Status CUR
In Area: ALL
Landlord: ALDWYCK HOUSING ASSOCIATION - BRADVILLE

Property Ref	Address	Offer Status	App Rcvd Date	Offer Date	Acptnce Rcvd	Instr Sent	Docs Sealed	Compl Date	Docs Rcvd
820030350	35 HARROWDEN BRADVILLE	INS	16/07/91	29/01/91	22/02/91	23/06/91	16/07/91		
Phase: 1		Free/Lease? F							
820600070	7 GIBBWIN GREAT LINFORD	INS	13/01/92	15/08/91	12/09/91	14/10/91	13/01/92		
Phase: 4		Free/Lease? F							
820610100	10 HARTLEY GREAT LINFORD	OFF	16/09/91	28/05/91	11/06/91				
Phase: 5		Free/Lease? F							
820660220	22 HAZELWOOD GREAT LINFORD	OFF	15/07/91	21/05/91	15/07/91				
Phase: 9		Free/Lease? F							
820670440	44 PIPARD GREAT LINFORD	OFF	29/07/91	26/07/91	29/07/91				
Phase: 7		Free/Lease? F							
821010460	46 ARNCLIFFE DRIVE HEELANDS	ACC	03/02/92	28/10/91	04/11/91	03/02/92			
Phase: 1B		Free/Lease? F							
821060070	7 ELLISGILL COURT HEELANDS	OFF	09/10/91	18/07/91	09/10/91				
Phase: 3		Free/Lease? F							
821000660	66 LANGCLIFFE DRIVE HEELANDS	OFF	28/10/91	26/10/91	28/10/91				
Phase: 1A		Free/Lease? F							
821080260	26 RAMSGILL COURT HEELANDS	ACC	09/10/91	30/08/91	30/08/91	09/10/91			
Phase: 3		Free/Lease? F							
821150150	15 SWINDEN COURT HEELANDS	ACC	03/06/91	17/05/91	17/05/91	03/06/91			
Phase: 0		Free/Lease? L							
833660080	8 GLAZIER DRIVE NEATH HILL	ACC	23/09/91	16/08/91	16/08/91	23/09/91			
Phase: 1		Free/Lease? F							
833660210	21 GLAZIER DRIVE NEATH HILL	OFF	19/08/91	18/01/91	18/02/91				
Phase: 1		Free/Lease? F							

08/05/92 09:47 AM

MR(C). Sales To Sitting Tenants

Report For All Occasions
Sales to Sitting Tenants

List of Applications On Estate(s): ALL
That Reached Status CUR
In Area: ALL
Landlord: ALDWYCK HOUSING ASSOCIATION - BRADVILLE

Phase: ALL
More than 0 Days Ago

Property Ref	Address	Offer Status	App Rcvd Date	Offer Date	Acptnce Rcvd Date	Instr Sent	Docs Sealed	Compl Date	Docs Rcvd
833660600	60 GLAZIER DRIVE NEATH HILL	ACC	17/07/91	28/05/91	28/06/91	17/07/91			

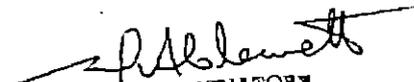
Phase: I Free/Lease? F

Number of Properties Selected: 13

SCHEDULE OF ANNEXURES

- A Plans
- B Draft Documents - Transfer and Assignments
- C The Valuation.
- D PSD 17 Certificates
- E The Prospectus

Signed by)
duly authorised for)
and on behalf of the)
Vendor)


AUTHORISED SIGNATORY

Signed by *A J Dennis*)
duly authorised for)
and on behalf of the)
Purchaser)


Secretary

WE CERTIFY THAT THIS IS
TRUE COPY OF THE ORIGINAL

DENTON HALL BURGINS WARRENS
MILTON KEYNES
18/5 19 92

BML72165