

South Walks House
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Our Ref: AS/KB-C

Your Ref:

28 March 2013

Mr R Bennett
Buckland Newton Community Property Trust
'Wheelwrights'
Locketts Lane
Buckland Newton
DORCHESTER
Dorset
DT2 7BS

Director of Corporate Services

A Stuart

Email: a.stuart@westdorset-weymouth.gov.uk

Direct Line: 01305 252315

Dear Richard

**LOAN AGREEMENT BETWEEN WEST DORSET DISTRICT COUNCIL AND
BUCKLAND NEWTON CPT LIMITED**

Please find enclosed Supplemental Agreement in duplicate. I should be grateful if both copies could be signed and one copy returned to myself in the envelope enclosed.

Many thanks for your assistance in this matter.

Yours sincerely

Adrian Stuart
PP Adrian Stuart
Director of Corporate Services

cc G Harding, Legal Services Manager
J Symes, Accountant

Encs

LOAN AGREEMENT BETWEEN WEST DORSET DISTRICT COUNCIL AND
BUCKLAND NEWTON CPT LIMITED

THIS SUPPLEMENTAL AGREEMENT is made the 31st day of March 2013

BETWEEN:

- (1) **WEST DORSET DISTRICT COUNCIL** of Stratton House, 58/60 High West Street, Dorchester, Dorset, DT1 1UZ ("the Council") and
- (2) **BUCKLAND NEWTON CPT LIMITED** whose registered office is c/o Edwards & Keeping, Unity Chambers, 34 High East Street, Dorchester, Dorset, DT1 1HA ("the Trust")

WHEREAS

- (1) The parties hereto entered into an agreement dated 10th April 2008 (the First Agreement) for the purpose of securing a loan made by the Council to the Trust for the purpose of constructing 10 houses. Those 10 houses have now been constructed and 5 have been sold as shared ownership properties and 5 are being rented.
- (2) The monies advance for the construction phase have in part been repaid out of the sale proceeds of the 5 shared ownership properties and the current expectation is that the outstanding loan will be repaid out of rental income, or from further capital sales. It is noted that the mix of sold and rented properties may change over time.
- (3) The purpose of this Supplemental Agreement is to recognise the current arrangements and to amend some details of the First Agreement.

NOW IT IS AGREED as follows:-

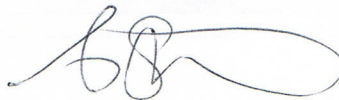
1. This Supplemental Agreement is to secure outstanding and future loans to the Trust of up to £350,000, in substitution of the £850,000 referred to in the First Agreement.
2. Clause 4(a) of the First Agreement relates to the charging of interest on the loan. Interest will in future accrue according to the method identified in the schedule appended to this document. For the Trust's purposes repayments will be offset first against the principal outstanding, then subsequently against the interest.
3. Clause 7 of the First Agreement shall be deleted from the words "FURTHER PROVIDED THAT" to the end of that Clause and replaced with the following;

"FURTHER PROVIDED THAT if the Council does enter into possession of the properties it will use its best endeavours to continue the scheme as an affordable housing scheme as outlined in the agreement made between the Council and the Trust on 10th April 2008 pursuant to section 106 of the Town and Country Planning Act 1990"

SIGNED on behalf of the Council)
in the presence of:-)

Robert A. Gaudin
Chairman of the Council
Leader of Council

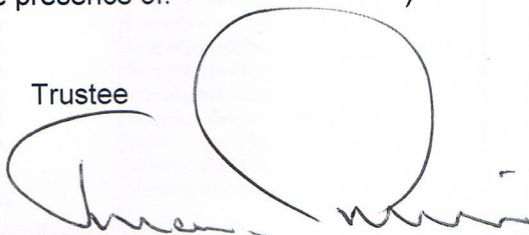
Chief Executive
Director



SIGNED on behalf of the Trust)
in the presence of:-)

R. L. Bennett Treasurer & Director

Trustee



- Director / Trustee.

Buckland Newton calculation of accrued interest on loan payments (calculated on Daily Basis) - Non Compounded

Exemplification of Interest Calculation within the Supplemental Agreement

5%	Financial Year	Description	Date	Amount	Days Calculation	Interest
WDDC Loan Amount at 31/03/12 £ 300,795.29						
2012/13	Opening Balance		1-Apr-12	£ 247,258.83	365	£ 12,362.94
	Receipt	Monthly standing order	21-Apr-12	-£ 2,500.00	345	-£ 118.15
	Receipt	Monthly standing order	21-May-12	-£ 2,500.00	315	-£ 107.88
	Receipt	Monthly standing order	21-Jun-12	-£ 2,500.00	284	-£ 97.26
	Receipt	Monthly standing order	21-Jul-12	-£ 2,500.00	254	-£ 86.99
	Receipt	Monthly standing order	21-Aug-12	-£ 2,500.00	223	-£ 76.37
	Receipt	Monthly standing order	21-Sep-12	-£ 2,500.00	192	-£ 65.75
	Receipt	Monthly standing order	21-Oct-12	-£ 2,500.00	162	-£ 55.48
	Receipt	Monthly standing order	21-Nov-12	-£ 2,500.00	131	-£ 44.86
	Receipt	Monthly standing order	21-Dec-12	-£ 2,500.00	101	-£ 34.59
	Receipt	Monthly standing order	21-Jan-13	-£ 2,500.00	70	-£ 23.97
	Receipt	Monthly standing order	21-Feb-13	-£ 2,500.00	39	-£ 13.36
	Payment	BNCPT - INVOICE 15 RETENTION	25-Feb-13	£ 20,000.00	35	£ 95.89
	Receipt	Monthly standing order	21-Mar-13	-£ 2,500.00	11	-£ 3.77
	Closing Balance at 31/03/13		31/03/2013	£ 237,258.83		£ 11,730.41
TOTAL INTEREST ACCRUED AS AT 31/03/13						£ 65,266.86

WDDC Loan Amount at 31/03/13 £ 302,525.70						
2013/14	Opening Balance		1-Apr-13	£ 237,258.83	365	£ 11,862.94
	Receipt	Monthly standing order	21-Apr-13	-£ 2,500.00	345	-£ 118.15
	Receipt	Monthly standing order	21-May-13	-£ 2,500.00	315	-£ 107.88
	Receipt	Monthly standing order	21-Jun-13	-£ 2,500.00	284	-£ 97.26
	Receipt	Monthly standing order	21-Jul-13	-£ 2,500.00	254	-£ 86.99
	Receipt	Monthly standing order	21-Aug-13	-£ 2,500.00	223	-£ 76.37
	Receipt	Monthly standing order	21-Sep-13	-£ 2,500.00	192	-£ 65.75
	Receipt	Monthly standing order	21-Oct-13	-£ 2,500.00	162	-£ 55.48
	Receipt	Monthly standing order	21-Nov-13	-£ 2,500.00	131	-£ 44.86
	Receipt	Monthly standing order	21-Dec-13	-£ 2,500.00	101	-£ 34.59
	Receipt	Monthly standing order	21-Jan-14	-£ 2,500.00	70	-£ 23.97
	Receipt	Monthly standing order	21-Feb-14	-£ 2,500.00	39	-£ 13.36
	Receipt	Monthly standing order	21-Mar-14	-£ 2,500.00	11	-£ 3.77
	Closing Balance at 31/03/14		31-Mar-14	£ 207,258.83		£ 11,134.52
TOTAL INTEREST ACCRUED AS AT 31/03/14						£ 76,401.38

WDDC Loan Amount at 31/03/14 £ 283,660.21						
2014/15	Opening Balance		1-Apr-14	£ 207,258.83	365	£ 10,362.94
	Receipt	Monthly standing order	21-Apr-14	-£ 2,500.00	345	-£ 118.15
	Receipt	Monthly standing order	21-May-14	-£ 2,500.00	315	-£ 107.88
	Receipt	Monthly standing order	21-Jun-14	-£ 2,500.00	284	-£ 97.26
	Receipt	Monthly standing order	21-Jul-14	-£ 2,500.00	254	-£ 86.99
	Receipt	Monthly standing order	21-Aug-14	-£ 2,500.00	223	-£ 76.37
	Receipt	Monthly standing order	21-Sep-14	-£ 2,500.00	192	-£ 65.75
	Receipt	Monthly standing order	21-Oct-14	-£ 2,500.00	162	-£ 55.48
	Receipt	Monthly standing order	21-Nov-14	-£ 2,500.00	131	-£ 44.86
	Receipt	Monthly standing order	21-Dec-14	-£ 2,500.00	101	-£ 34.59
	Receipt	Monthly standing order	21-Jan-15	-£ 2,500.00	70	-£ 23.97
	Receipt	Monthly standing order	21-Feb-15	-£ 2,500.00	39	-£ 13.36
	Receipt	Monthly standing order	21-Mar-15	-£ 2,500.00	11	-£ 3.77
	Closing Balance at 31/03/15		31-Mar-15	£ 177,258.83		£ 9,634.52
TOTAL INTEREST ACCRUED AS AT 31/03/15						£ 86,035.90

WDDC Loan Amount at 31/03/15 £ 263,294.73						
2015/16	Opening Balance		1-Apr-15	£ 177,258.83	366	£ 8,887.22
	Receipt	Monthly standing order	21-Apr-15	-£ 2,500.00	346	-£ 118.49
	Receipt	Monthly standing order	21-May-15	-£ 2,500.00	681	-£ 233.22
	Receipt	Monthly standing order	21-Jun-15	-£ 2,500.00	285	-£ 97.60
	Receipt	Monthly standing order	21-Jul-15	-£ 2,500.00	255	-£ 87.33
	Receipt	Monthly standing order	21-Aug-15	-£ 2,500.00	224	-£ 76.71
	Receipt	Monthly standing order	21-Sep-15	-£ 2,500.00	193	-£ 66.10
	Receipt	Monthly standing order	21-Oct-15	-£ 2,500.00	163	-£ 55.82
	Receipt	Monthly standing order	21-Nov-15	-£ 2,500.00	132	-£ 45.21
	Receipt	Monthly standing order	21-Dec-15	-£ 2,500.00	102	-£ 34.93
	Receipt	Monthly standing order	21-Jan-16	-£ 2,500.00	71	-£ 24.32
	Receipt	Monthly standing order	21-Feb-16	-£ 2,500.00	40	-£ 13.70
	Receipt	Monthly standing order	21-Mar-16	-£ 2,500.00	11	-£ 3.77
	Closing Balance at 31/03/16		31-Mar-16	£ 147,258.83		£ 8,030.03
TOTAL INTEREST ACCRUED AS AT 31/03/16						£ 94,065.93

WDDC Loan Amount at 31/03/16 £ 241,324.76

1 Additional advances may be made and will be treated as exemplified in 2012/13

2 Repayments will continue until all Principal and Interest is discharged