

Project Hornby - Land Option Implementation Plan

Action	Responsible	Target Date	Status
Develop Negotiating Strategy			
Strategic Outline Case	WG/Arup	Done	Completed June 2018
Develop Outline Business Case	WG/Arup		
Indicative redline plan for delivery of track (Nant Helen mining site)	Arup	Done	Received 24.01.19
Indicative redline plan for delivery of warm storage etc. (Washery site)	Arup	04-Feb-19	
Title due diligence to establish significant legal "roadblocks"	DWF	15-Feb-19	Initially, high level and limited to land within ownership of Celtic Energy
Technical due diligence to establish utilities/other technical constraints	Arup	tbc	
Environmental due diligence to establish long term liability of owning site	Arup	tbc	
Obtain list of current rights for registered common BCL78 (Mynydd y Drum)	DWF	Done	List obtained from Powys CRO on 23.01.19
Assess commoners affected by proposed redline and develop strategy for surrender/release of the affected interests	Powys / Neath (in their respective areas)	tbc	Importantly, this exercise will need to establish whether commoners might be accommodated on other land held by Celtic
Provide financial costs information relevant to historic restoration scheme and comparison with varied scheme recently applied for by Celtic	Powys	18-Mar-19	
Provide details of escrow account held, estimated shortfall and any legal documents relating to the use of those monies	Powys	18-Mar-18	
Confirm specification of required schemes for restoration and earthworks to deliver proposed development	Arup	tbc	
Obtain benchmark costings for rail scheme earthworks	Arup	tbc	
Agree a set of negotiating parameters to guide negotiations with Celtic Energy	All parties	within one week of JVA signature	
Take Option over Site			
Negotiate Heads of Terms based on agreed negotiating parameters	Neath	tbc	
Prepare and negotiate draft option agreement	DWF	tbc	
Finalise redline plan for option land	Arup	tbc	
Complete title due diligence based on final redline plan	DWF	tbc	
Issue report on title	DWF	tbc	
Exchange option agreement	DWF	tbc	
Procure Clean Site			
Monitor progress of remediation and earthworks	Powys		
Confirm completion of remediation and earthworks to agreed specification	Powys		
Negotiate and conclude release of affected commoners	Powys		
Complete Purchase of Clean Site			
Serve option notice	DWF		
Complete purchase of site	DWF		