



Richard Gibson  
Pendle Borough Council  
Sent by email

23<sup>rd</sup> June 2023

Dear Richard

Further to our recent discussions I am writing to you to formally request a loan from Pendle Council as a shareholder in Pearl Together Ltd, to enable the company to deliver the housing schemes at Spring Mill and Further Clough Head.

The request is for Pendle Council to agree to defer the land receipt for the sale of the site of Further Clough Head in the sum of £500,000 until the end of the development of both Spring Mill and Further Clough Head. This is estimated to be February 2028 based on the current cashflow and so a five year loan from the Council would be appropriate from the completion date of the site purchase.

There is a requirement for the shareholders to provide loan finance to the company in their shareholding proportions so I shall also be writing to Together Housing to request a loan from them of £1.67m and Barnfield Investment Properties have already confirmed their agreement to a loan of £1.16m. The amounts requested are summarised in the table below:

	Shareholder Percentage	Spring Mill Purchase	Further Clough Head Purchase	Additional Finance	Total
Together Housing Group	50%	250,000	265,000	1,151,667	1,666,667
Barnfield Investment Properties	35%	175,000	185,500	806,167	1,166,667
Pendle Borough Council	15%	75,000	79,500	345,500	500,000
<b>Total</b>	<b>100%</b>	<b>500,000</b>	<b>530,000</b>	<b>2,303,334</b>	<b>3,333,333</b>

PEARL Together Ltd will seek additional loan finance from a bank or similar, based on the above table we should be able to arrange a facility of a further £3.3m giving total funds of £6.6m to deliver the two schemes in phases over the next five years.

If you require any further information then please let me know.

Yours sincerely

A handwritten signature in black ink that reads "Andrew Couper".

Andrew Couper  
Director

Pearl Together Limited  
Registered Office: 8 Kenyon Road, Nelson, Lancashire, BB9 5SP  
Registered in England & Wales - Company Number: 11229691