

Sarah Collins

From: Chris Oakley <chris@oakleyproperty.com>
Sent: 27 June 2018 15:51
To: Ade Ellett
Cc: Grazina Thompson; Dan Pattrick
Subject: 87 Preston Road, Brighton
Attachments: Preston rd; RE: 87 Preston Road, Brighton - Affordable Housing Section 106 Quota Available; RE: 87 Preston Road, Brighton - Affordable Housing Section 106 Quota Available; RE: 87 Preston Road, Brighton - Affordable Housing Section 106 Quota Available; RE: 87 Preston Road, Brighton - Affordable Housing Section 106 Quota - 10 units

Ade

Following your request I would confirm that I have approached all 5 of the B&HCC preferred RP's about the mixed tenure policy compliant affordable proposed in the scheme and unfortunately none have responded back positively about taking both affordable rent and shared ownership mixed together. Please see attached responses from all 5 of them. I am having a discussion with Southern Housing on the basis that they would be keen on shared ownership and hope to have some confirmation back to you shortly!

Regards.



CHRIS OAKLEY MRICS | Executive Chairman
Commercial Property, Land and New Homes Office
23 & 24 Marlborough Place
Brighton, East Sussex BN1 1UB
T 01273 645776 M | 07734 738 977
E chris@oakleyproperty.com | oakleyproperty.com

This email and the information it contains is confidential, privileged and protected by law. If you receive this in error, please notify the sender immediately and do not copy, forward or disclose its contents to any other party. All correspondence is subject to formal contract and without prejudice and any views or opinions are solely those of the author and do not necessarily represent those of Oakley Commercial Limited. Property information supplied by this email does not constitute any part of an offer or contract and is subject to our usual terms and conditions. Whilst all reasonable steps have been taken to ensure that this communication is free from computer viruses, we accept no liability in respect of any loss, cost, damage or expense suffered as a result of accessing this message or any of its attachments.

COOMBE FARM
SALTDEAN

Major 9 acre (3.64 hectare)
Residential Development Site
Freehold For Sale

Sarah Collins

From: Jeremy Barkway <Jeremy.Barkway@shgroup.org.uk>
Sent: 11 May 2018 19:09
To: Chris Oakley
Subject: Preston rd

Chris

Thanks for the details on the quota at the Preston rd development.

On balance we have decided not to bid for this, for a combination of reasons involving location, scale, life cycle costs and integration of tenures.

regards

Jeremy

Jeremy Barkway Strategic Partnership Manager
Southern Housing Group Limited a charitable housing association and registered society No. 31055R
Southern Home Ownership Limited a registered society No. 18521R
Southern Space Limited Company Registration No. 5400187
All registered in England with registered office at Fleet House, 59-61 Clerkenwell Road, London EC1M 5LA

This email message is confidential and for use by the addressee only. If the message is received by anyone other than the addressee, please return the message to the sender by replying to it and then delete the message from your computer. Southern Housing Group is neither liable for the proper, complete transmission of the information contained in this communication nor any delay in its receipt. Please contact the sender immediately should this message have been transmitted incorrectly.

Opinions, conclusions and other information expressed in this message are not given or endorsed by Southern Housing Group unless otherwise indicated by an authorised representative independent of this message.

<http://www.shgroup.org.uk>

Sarah Collins

From: Rhys Daniel <Rhys.Daniel@hyde-housing.co.uk>
Sent: 30 April 2018 16:24
To: Chris Oakley
Subject: RE: 87 Preston Road, Brighton - Affordable Housing Section 106 Quota Available

Dear Chris.

Thank you for bringing this opportunity to us. It is not I am afraid of interest to Hyde. The total number of affordable units is too small for Hyde's current target requirements and the mix of units in a single block and the nature of the scheme (refurbishment) also make this an unattractive proposition from a management, maintenance and affordability perspective.

To be honest I think you will struggle to find a taker for these units from RPs operating in the City.

Regards.

Rhys

Rhys Daniel
Head of Land and Planning (South)

T: 01273 234261 (Ext. 4261)
M: 0791 805 7500
E: rhys.daniel@hyde-housing.co.uk

The Hyde Group • Telecom House • 125-135 Preston Road • Brighton • BN1 6AF
www.hyde-housing.co.uk

Follow us: [Twitter](#) • [Facebook](#) • [LinkedIn](#) • [YouTube](#)

From: Chris Oakley [mailto:chris@oakleyproperty.com]
Sent: 30 April 2018 16:11
To: Rhys Daniel
Subject: 87 Preston Road, Brighton - Affordable Housing Section 106 Quota Available

This message originated from outside your organization

Dear Rhys

I am instructed by Preston Road Apartments Limited to you the offer the affordable housing made available in their refurbishment of the above site, through the Section 106 Agreement. The affordable housing quota comprises 10 units out of the whole development of 25 loft apartments, which are located within a refurbished Victorian former school building, which is locally listed.

Under Brighton & Hove planning policy the affordable housing quota will comprise 45% shared ownership and 55% affordable rent, 10% of the affordable units will have to be wheelchair accessible.

The affordable units are located on the ground floor and are therefore provided as follows:-

Apartments 2,3 & 4	3 x 1 Bed Affordable Rent (1 to be provided as wheelchair accessible)
Apartment 6	1 x 2 Bed Affordable Rent
Apartment 1	1 x 3 bed Affordable Rent
Apartment 5,7,9 & 10	4 x 1 bed Shared Ownership
Apartment 11	1 x 2 bed Shared Ownership

I attach a schedule of the accommodation which shows the available units and the floor areas, you will note that these units are all high ceiling units, which enables them to incorporate a mezzanine level for the bedrooms. There is no car parking available to the units within the scheme.

Work upon the development is due to commence shortly and I would be interested to hear if you would be interested in offering for the affordable quota within this development and if so the basis of your financial offer and conditions. If the development is not of interest it would also be helpful to understand why it would not suit your requirements.

I attach:-

- The approved plans
- Existing external and internal photos to give an idea of the style of the building
- Location plan
- Accommodation schedule
- Section 106 Agreement

I look forward to hearing from you.



CHRIS OAKLEY MRICS | Executive Chairman
Commercial Property, Land and New Homes Office
23 & 24 Marlborough Place
Brighton, East Sussex BN1 1UB
T 01273 645776 M | 07734 738 977
E chris@oakleyproperty.com | oakleyproperty.com

This email and the information it contains is confidential, privileged and protected by law. If you receive this in error, please notify the sender immediately and do not copy, forward or disclose its contents to any other party. All correspondence is subject to formal contract and without prejudice and any views or opinions are solely those of the author and do not necessarily represent those of Oakley Commercial Limited. Property information supplied by this email does not constitute any part of an offer or contract and is subject to our usual terms and conditions. Whilst all reasonable steps have been taken to ensure that this communication is free from computer viruses, we accept no liability in respect of any loss, cost, damage or expense suffered as a result of accessing this message or any of its attachments.

COOMBE FARM SALTDEAN
Major 9 acre (3.64 hectare)
Residential Development Site
Freehold For Sale



Please consider the environment before printing this e-mail

THE HYDE GROUP

The Hyde Group comprises:

Community Benefit Societies and Exempt Charities

Hyde Housing Association Limited, Registered no: 18195R(Group Parent).
Martlet Homes Limited (trading as Hyde Martlet), Registered no: 30648R.
Hyde Southbank Homes Limited, Registered no: 28851R.
Hillside Housing Trust Limited, Registered no: 29857R.

Limited Companies (all registered in England)

Hyde Charitable Trust, Registered no: 1803707 (Registered Charity 289888).
Hyde Vale Limited, Registered no: 4019282.
Brent Co-Efficient Limited, Registered no: 06437388.
Hyde New Build Limited, Registered no: 7250525.
Hyde PRS Company Ltd, Registered no: 9147972.

Partnerships (all registered in England)

One Preston Park LLP, Registered no: OC395773

The Registered Office of all the legal entities in the Hyde Group is 30 Park Street,
London SE1 9EQ

Hyde New Homes, Hyde Plus, Hyde Northside Homes and Hyde Minster are operating
divisions of Hyde Housing Association Limited.

EMAIL DISCLAIMER

The information in this email is strictly confidential and may be legally privileged.
It is intended solely for the addressee. Access to this email by anyone else is
unauthorised.

If you are not the intended recipient and you have received this email in error you
must take no action on its contents, nor must you copy or show it to anyone, or make
use of the information.

If you have received this in error, please reply to the email immediately, or forward
it to helpdesk@hyde-housing.co.uk, highlighting the error and confirming that it has
been deleted from your system.

SECURITY WARNING

Please note that this email has been created with the knowledge that the Internet is
not 100% secure. You need to understand and observe this lack of security when
emailing us.

VIRUSES

Although we have taken steps to ensure that this email and attachments are free from
any virus, we advise that in keeping with good computing practice your system should
have adequate virus protection.

**

Sarah Collins

From: Russell Drury <Russell.Drury@moat.co.uk>
Sent: 14 May 2018 16:36
To: Chris Oakley
Subject: RE: 87 Preston Road, Brighton - Affordable Housing Section 106 Quota - 10 units

Hi Chris,

Many thanks for providing Moat with this opportunity but it is one I am unable to provide an offer for.

Moat has set some ambitious targets for the number of units we are looking to deliver each year and as a consequence we can no longer offer on schemes which will deliver 20 or less units. Should you have any schemes moving forward that achieve this minimum number then please don't hesitate to contract me and we will consider each on its own merits.

Kind regards

Russell Drury | Senior Land and New Business Manager | Moat | 0845 359 6432 | 07711 438 560 www.moat.co.uk



From: Chris Oakley [mailto:chris@oakleyproperty.com]
Sent: 14 May 2018 15:39
To: Russell Drury
Subject: 87 Preston Road, Brighton - Affordable Housing Section 106 Quota - 10 units

Russell

I am instructed by Preston Road Apartments Limited to you the offer the affordable housing made available in their refurbishment of the above site, through the Section 106 Agreement. The affordable housing quota comprises 10 units out of the whole development of 25 loft apartments, which are located within a refurbished Victorian former school building, which is locally listed.

Under Brighton & Hove planning policy the affordable housing quota will comprise 45% shared ownership and 55% affordable rent, 10% of the affordable units will have to be wheelchair accessible.

The affordable units are located on the ground floor and are therefore provided as follows:-

Apartments 2,3 & 4	3 x 1 Bed Affordable Rent (1 to be provided as wheelchair accessible)
Apartment 6	1 x 2 Bed Affordable Rent
Apartment 1	1 x 3 bed Affordable Rent
Apartment 5,7,9 & 10	4 x 1 bed Shared Ownership
Apartment 11	1 x 2 bed Shared Ownership

I attach a schedule of the accommodation which shows the available units and the floor areas, you will note that these units are all high ceiling units, which enables them to incorporate a mezzanine level for the bedrooms. There is no car parking available to the units within the scheme.

Work upon the development is due to commence shortly and I would be interested to hear if you would be interested in offering for the affordable quota within this development and if so the basis of your financial offer and conditions. If the development is not of interest it would also be helpful to understand why it would not suit your requirements.

I attach:-

The approved plans
Existing external and internal photos to give an idea of the style of the building
Location plan
Accommodation schedule
Section 106 Agreement

I look forward to hearing from you.



CHRIS OAKLEY MRICS | Executive Chairman
Commercial Property, Land and New Homes Office
23 & 24 Marlborough Place
Brighton, East Sussex BN1 1UB
T 01273 645776 M | 07734 738 977
E chris@oakleyproperty.com | oakleyproperty.com

This email and the information it contains is confidential, privileged and protected by law. If you receive this in error, please notify the sender immediately and do not copy, forward or disclose its contents to any other party. All correspondence is subject to formal contract and without prejudice and any views or opinions are solely those of the author and do not necessarily represent those of Oakley Commercial Limited. Property information supplied by this email does not constitute any part of an offer or contract and is subject to our usual terms and conditions. Whilst all reasonable steps have been taken to ensure that this communication is free from computer viruses, we accept no liability in respect of any loss, cost, damage or expense suffered as a result of accessing this message or any of its attachments.

COOMBE FARM
SALTDEAN

Major 9 acre (3.64 hectare)
Residential Development Site
Freehold For Sale

Remember that if you're a Moat customer, you can manage your account online at www.moat.co.uk/MyMoat

 Follow Moat on [Twitter](#)  Follow Moat on [Facebook](#)  Log into your [MyMoat](#) account

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify postmaster@moat.co.uk

Moat Homes Limited is a charitable housing association registered under the Cooperative and Communities Benefit Societies Act 2014 (No 17434R). Moat Housing Group Limited is a non-charitable subsidiary of Moat Homes Limited (No 27943R). Moat Foundation is a Company Limited by Guarantee (No 07293421) and a charitable subsidiary of Moat Homes Limited (Registered with the Charity Commission, No 1136995). Moat Homes Finance PLC is a subsidiary of Moat Homes Limited (No 07743490). The registered office of Moat Homes Limited, Moat Foundation, Moat Homes Finance PLC and Moat Housing Group Limited is Mariner House, Galleon Boulevard, Crossways, Dartford, Kent DA2 6QE.

Visit our website at www.moat.co.uk

Sarah Collins

From: Matthew Beard <Matthew.Beard@clarionhg.com>
Sent: 01 May 2018 08:46
To: Chris Oakley
Subject: RE: 87 Preston Road, Brighton - Affordable Housing Section 106 Quota Available

Hi Chris ,

Thank you for giving us the opportunity of bidding for the affordable element on this project.

Unfortunately our current new business strategy limits the size of development opportunities to 50 units or above, so in this instance we will have to decline.

Even if we did not have this restriction , there are issues with the proposed affordable housing scheme, which would probably preclude us for taking up this opportunity.

Issues include:-

- 7 X 1 bed flats may well result in management problems and have difficulty with sales
- Some of the unit sizes do not meet Nationally Described Space Standards, which are important to us, as our homes will be fully occupied.
- The provision of a wheelchair unit is questionable due to lack of parking, duplex layout and tortuous route to get into flat
- The duplex nature of the units will not prove popular as the usable space for fully occupied homes will be restricted

Hopefully you will have other opportunities we can offer on in the future.

Kind regards

Matthew

Matthew Beard MRICS
New Business Manager
Clarion Housing Group
Upton House 7 Perrymount Road, Haywards Heath, West Sussex
RH16 3TN
Tel 0208 3153 006 mobile 07976 009 549

From: Chris Oakley [mailto:chris@oakleyproperty.com]
Sent: 30 April 2018 16:30
To: Matthew Beard
Subject: 87 Preston Road, Brighton - Affordable Housing Section 106 Quota Available

Matthew

I am instructed by Preston Road Apartments Limited to offer the affordable housing made available in their refurbishment of the above site, through the Section 106 Agreement. The affordable housing quota comprises 10 units out of the whole development of 25 loft apartments, which are located within a refurbished Victorian former school building, which is locally listed.

Under Brighton & Hove planning policy the affordable housing quota will comprise 45% shared ownership and 55% affordable rent, 10% of the affordable units will have to be wheelchair accessible.

The affordable units are located on the ground floor and are therefore provided as follows:-

Apartments 2,3 & 4	3 x 1 Bed Affordable Rent (1 to be provided as wheelchair accessible)
Apartment 6	1 x 2 Bed Affordable Rent
Apartment 1	1 x 3 bed Affordable Rent
Apartment 5,7,9 & 10	4 x 1 bed Shared Ownership
Apartment 11	1 x 2 bed Shared Ownership

I attach a schedule of the accommodation which shows the available units and the floor areas, you will note that these units are all high ceiling units, which enables them to incorporate a mezzanine level for the bedrooms. There is no car parking available to the units within the scheme.

Work upon the development is due to commence shortly and I would be interested to hear if you would be interested in offering for the affordable quota within this development and if so the basis of your financial offer and conditions. If the development is not of interest it would also be helpful to understand why it would not suit your requirements.

I attach:-

- The approved plans
- Existing external and internal photos to give an idea of the style of the building
- Location plan
- Accommodation schedule
- Section 106 Agreement

I look forward to hearing from you.



CHRIS OAKLEY MRICS | Executive Chairman
Commercial Property, Land and New Homes Office
23 & 24 Marlborough Place
Brighton, East Sussex BN1 1UB
T 01273 645776 M | 07734 738 977
E chris@oakleyproperty.com | oakleyproperty.com

This email and the information it contains is confidential, privileged and protected by law. If you receive this in error, please notify the sender immediately and do not copy, forward or disclose its contents to any other party. All correspondence is subject to formal contract and without prejudice and any views or opinions are solely those of the author and do not necessarily represent those of Oakley Commercial Limited. Property information supplied by this email does not constitute any part of an offer or contract and is subject to our usual terms and conditions. Whilst all reasonable steps have been taken to ensure that this communication is free from computer viruses, we accept no liability in respect of any loss, cost, damage or expense suffered as a result of accessing this message or any of its attachments.

An advertisement for Coombe Farm Residential Development Site. It features a logo for 'COOMBE FARM SALTDEAN' on the left and a photograph of a large, open field on the right. The text in the middle reads: 'Major 9 acre (3.64 hectare) Residential Development Site Freehold For Sale'.

Clarion Housing Group Limited's registered office is at Level 6, 6 More London Place, Tooley Street, London SE1 2DA.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to which they are addressed. You may use and apply the information only for the intended purpose. If this email has come to you in error please delete it and any attachments. Any views or opinions presented in this email are solely those of the author and do not necessarily represent those of the company. Internet communications are not secure and therefore Clarion Housing Group and its subsidiaries do not accept legal responsibility for the contents of this message. You should check this email and any attachments for the presence of viruses. The company accepts no liability for any damage caused by any virus transmitted by this email.

Please note that the Clarion Housing Group may intercept incoming and outgoing e-mail communications.

The Clarion Housing Group Limited is registered with Homes and Community Agency (LH4087); and is a Charitable Registered Society under the Co-operative and Community Benefit Societies Act 2014 (28038R) and affiliated to The National Housing Federation, and g15 (London's 15 largest housing associations). VAT no 675646394.

There are other companies within the Clarion Housing Group and their registration details are listed on the Clarion Housing Group website [here](#).

Sarah Collins

From: Gray, Michael <MICHAEL.GRAY@guinness.org.uk>
Sent: 30 April 2018 17:05
To: Chris Oakley
Subject: RE: 87 Preston Road, Brighton - Affordable Housing Section 106 Quota Available

Dear Chris.

Thank you for contacting me regarding this opportunity.

Unfortunately, I must decline to submit an offer for the affordable element of this scheme. If I am interpreting the plans correctly, the affordable homes are located in the same block as the market sale units. We generally struggle to manage mixed tenure schemes of this scale where we don't own the freehold and can't control the maintenance of the building.

At least one of the affordable rent units looks as if it is sharing the communal corridor and common parts with the leasehold dwellings. We have found that this arrangement creates management difficulties between the different tenures, with the leasehold dwellings paying for the maintenance of the common parts via their service charge and the rented dwellings only paying for cleaning etc. (eg. if a rented tenant damages the paintwork in the hallway they do not have to pay for redecoration but the leaseholder does).

The design of the units, whilst being very attractive as a sale product, would not be ideal for affordable rent. Guinness has refurbished similar buildings in the past with high ceilings and large windows. We have found that some affordable rent tenants have struggled with the higher than average heating bills and even struggle to afford the curtains needed for the larger windows (you may remember the Newlands Court development in Seaford where we had this problem in a number of flats).

I am sorry I am unable to make an offer for this one but wish you luck with the development.

Thanks

Michael Gray
New Business Manager
The Guinness Partnership
Mobile: 07973 225625
Email: michael.gray@guinness.org.uk Website: www.guinnesspartnership.com

Follow us on Twitter@YourGuinness
Great service, great homes and a great place to work.
The Guinness Partnership – together really making a difference.



Please consider the environment before printing this email. Thank you.

From: Chris Oakley [mailto:chris@oakleyproperty.com]
Sent: 30 April 2018 16:15
To: Gray, Michael <MICHAEL.GRAY@guinness.org.uk>
Subject: 87 Preston Road, Brighton - Affordable Housing Section 106 Quota Available

Michael

I am instructed by Preston Road Apartments Limited to offer you the affordable housing made available in their refurbishment of the above site, through the Section 106 Agreement. The affordable housing quota comprises 10 units out of the whole development of 25 loft apartments, which are located within a refurbished Victorian former school building, which is locally listed.

Under Brighton & Hove planning policy the affordable housing quota will comprise 45% shared ownership and 55% affordable rent, 10% of the affordable units will have to be wheelchair accessible.

The affordable units are located on the ground floor and are therefore provided as follows:-

Apartments 2,3 & 4	3 x 1 Bed Affordable Rent (1 to be provided as wheelchair accessible)
Apartment 6	1 x 2 Bed Affordable Rent
Apartment 1	1 x 3 bed Affordable Rent
Apartment 5,7,9 & 10	4 x 1 bed Shared Ownership
Apartment 11	1 x 2 bed Shared Ownership

I attach a schedule of the accommodation which shows the available units and the floor areas, you will note that these units are all high ceiling units, which enables them to incorporate a mezzanine level for the bedrooms. There is no car parking available to the units within the scheme.

Work upon the development is due to commence shortly and I would be interested to hear if you would be interested in offering for the affordable quota within this development and if so the basis of your financial offer and conditions. If the development is not of interest it would also be helpful to understand why it would not suit your requirements.

I attach:-

- The approved plans
- Existing external and internal photos to give an idea of the style of the building
- Location plan
- Accommodation schedule
- Section 106 Agreement

I look forward to hearing from you.



CHRIS OAKLEY MRICS | Executive Chairman
Commercial Property, Land and New Homes Office
23 & 24 Marlborough Place
Brighton, East Sussex BN1 1UB
T 01273 645776 M | 07734 738 977
E chris@oakleyproperty.com | oakleyproperty.com

This email and the information it contains is confidential, privileged and protected by law. If you receive this in error, please notify the sender immediately and do not copy, forward or disclose its contents to any other party. All correspondence is subject to formal contract and without prejudice and any views or opinions are solely those of the author and do not necessarily represent those of Oakley Commercial Limited. Property information supplied by this email does not constitute any part of an offer or contract and is subject to our usual terms and conditions. Whilst all reasonable steps have been taken to ensure that this communication is free from computer viruses, we accept no liability in respect of any loss, cost, damage or expense suffered as a result of accessing this message or any of its attachments.

COOMBE FARM
SALTDEAN

Major 9 acre (3.64 hectare)
Residential Development Site
Freehold For Sale

The information in this email is confidential and may be legally privileged. It is intended solely for the addressee. Access to this email by anyone else is unauthorised. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. Such notification notwithstanding, any comments or opinions expressed are those of the originator unless otherwise explicitly stated. Please note that we reserve the right to monitor e-mail communication.

The Guinness Partnership Limited is registered in England as a charitable Registered Society under the Co-operative and Community Benefit Societies Act 2014 (registered no. 31693R) and registered with the Regulator of Social Housing as a Registered Provider of social housing (no 4729). Guinness Care and Support Limited is registered in England as a charitable Registered Society under the

Co-operative and Community Benefit Societies Act 2014 (registered no. 30337R) and registered with the Regulator of Social Housing as a Registered Provider of social housing (no L4497).

There are other companies within the Guinness Partnership group and their registration details are listed on the Guinness Partnership website (<http://www.guinnesspartnership.com/about-us/legal-and-governance/how-were-governed/>).

The registered office of each company within the Guinness Partnership group is 30 Brock Street, Regents Place, London, NW1 3FG.

