Subject:	FW: Shenfield - 121 affordable units opportunity - Home Group response on apartments cap	
Date:	Monday 2 December 2024 at 12:45:26 Greenwich Mean Time	
From:	Ben Yallop	
To:	Jane Piper	
Priority:	High	
Attachments: image001.jpg, image002.jpg, image003.jpg, image004.png, image005.png, image006.png, image007.png, image008.png, image009.png, image010.jpg, image011.jpg, image012.jpg		

Ben Yallop BSc (Hons), MRICS Land Director (North)

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From: Ollie Dyson <<u>ollie@waltercooper.co.uk</u>>

Sent: 02 December 2024 10:38

To: Ben Yallop <<u>Ben.Yallop@croudace.co.uk</u>>

Subject: FW: Shenfield - 121 affordable units opportunity - Home Group response on apartments cap

Importance: High

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See below response from Home Group.

Ollie Dyson MBA (oxon) MA Chief Operating Officer M 07817 285 997 / T 01992 252 411

30-34 Parliament Square, Hertford, Hertfordshire, SG14 1EZ www.waltercooper.co.uk





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From: Chetan Chowhan <<u>Chetan.Chowhan@homegroup.org.uk</u>> Sent: 13 March 2024 12:25 To: Ollie Dyson <<u>ollie@waltercooper.co.uk</u>> Cc: Craig Crowley <<u>Craig.Crowley@homegroup.org.uk</u>> Subject: RE: Shenfield - 121 affordable units opportunity.

Hi Ollie

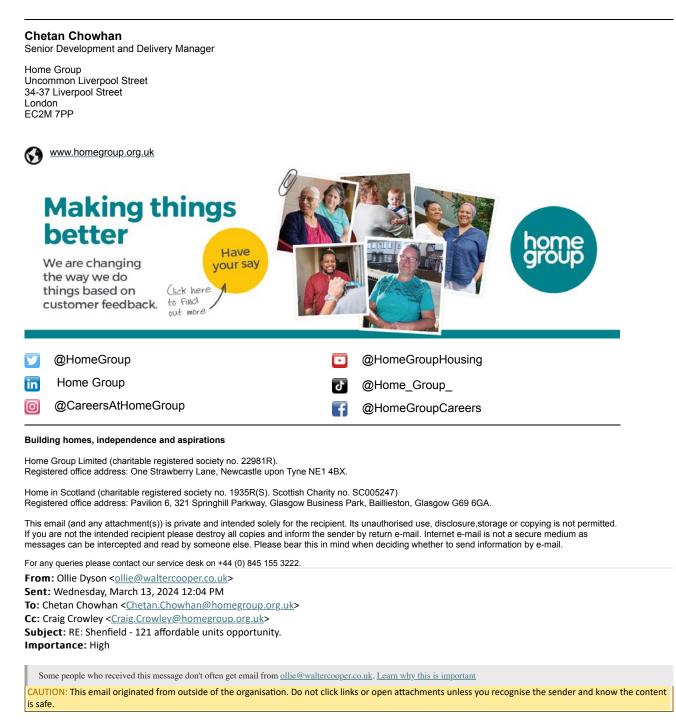
Unfortunately, that does sound like too many apartments. Home Group look for no more than 40% of the homes to be apartments.

I suspect if we looked at hab rooms rather than units as a "workaround" – that would still not get to below 40%.

Also the mix of 1 beds needs to be a maximum of 25% and 4 bed properties are not really favoured.

Kind regards

Chet



Apologies in the slight delay on sending full information over I'm just getting everything collated so will be with you in 24 hours.

Before I send it across I just wanted to confirm that you are happy to offer on the following mix:

Bedrooms	Number
1B	48
2B	58
3B	13
4B	2
Total	121

51% of the above mix is apartments.

If you could come back to confirm that would be appreciated.

Best,

Ollie

Ollie Dyson MBA (oxon) MA Chief Operating Officer M 07817 285 997 / T 01992 252 411

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