

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 <ollie@waltercooper.co.uk>
Sent: 02 December 2024 10:38
To: Ben Yallop <Ben.Yallop@croudace.co.uk>
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 <Chetan.Chowhan@homegroup.org.uk>
Sent: 13 March 2024 12:25
To: Ollie Dyson <ollie@waltercooper.co.uk>
Cc: Craig Crowley <Craig.Crowley@homegroup.org.uk>

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

Chetan Chowhan

Senior Development and Delivery Manager

Home Group
Uncommon Liverpool Street
34-37 Liverpool Street
London
EC2M 7PP

 www.homegroup.org.uk

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For any queries please contact our service desk on +44 (0) 845 155 3222.

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

Sent: Wednesday, March 13, 2024 12:04 PM

To: Chetan Chowhan <Chetan.Chowhan@homegroup.org.uk>

Cc: Craig Crowley <Craig.Crowley@homegroup.org.uk>

Subject: RE: Shenfield - 121 affordable units opportunity.

Importance: High

Some people who received this message don't often get email from ollie@waltercooper.co.uk. [Learn why this is important](#)

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Hi 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

30-34 Parliament Square, Hertford, Hertfordshire, SG14 1EZ

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