

**Subject:** FW: Shenfield - 121 affordable units opportunity  
**Date:** Friday 29 November 2024 at 13:19:50 Greenwich Mean Time  
**From:** Ben Yallop  
**To:** Jane Piper  
**Attachments:** image004.jpg, image005.jpg, image008.png, image009.png, image010.png, image011.png, image012.jpg, image013.jpg, image001.jpg, image002.jpg, image003.jpg

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

01462413486  
07717488989





Announcing our  
new Theale office!

WESTERN REGION

Click here to view our  
Sustainability digital brochure

Click here to view our Land  
News digital brochure

Croudace House, Gernon Road, Letchworth, Hertfordshire, SG6 3HL

This message may contain confidential information. If you have received this message by mistake, please inform the sender by sending an e-mail reply. At the same time please delete the message and any attachments from your system without making, distributing or retaining any copies. Although all our e-mail messages and any attachments upon sending are automatically virus scanned we assume no responsibility for any loss or damage arising from the receipt and/or use. This message has been sent on behalf of Croudace Homes Group Limited, Registered Office: Croudace House, Caterham, Surrey, CR3 6XQ, Registered Number 4373299 England, VAT No 210542027

**From:** Ollie Dyson <[ollie@waltercooper.co.uk](mailto:ollie@waltercooper.co.uk)>

**Sent:** 15 March 2024 09:09

**To:** Ben Yallop <[Ben.Yallop@croudace.co.uk](mailto:Ben.Yallop@croudace.co.uk)>

**Subject:** RE: Shenfield - 121 affordable units opportunity

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

No problem.

I've had response from the following:

- CHP (as per the e-mail below and subject to housing need)
- Clarion (maximum 25% 1 beds to get approval, will take 4 beds but not overly keen prefer 2 & 3 bed units)
- Home Group (maximum 25% 1 beds to get approval not overly keen on 4 beds)
- Moat (not moving forward on pure s106 opportunities and to be reviewed Q4 2024)
- Sage (not happy with 1 beds as a business however would have to be below 40% apartments, not keen on 4 bed units)
- HSPG (chasing for a response)
- Flagship (reviewing internally)
- Eastlight (reviewing internally)

On a positive note I'll get an offer from CHP on the current mix!

When I know more I'll come back to you.

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  
[www.waltercooper.co.uk](http://www.waltercooper.co.uk)



This e-mail and attachments are confidential and intended for the use of the named recipient only. They do not constitute the whole or any part of an offer or contract and no employee of the company has authority to make or give any representation or warranty. The company cannot be held responsible for market fluctuations or other material changes. All figures are prepared as marketing guides only, do not constitute a valuation and cannot be relied upon when preparing financial appraisals for any purpose. No duty of care is owed to any party, or liability arising therefrom.

**From:** Ben Yallop <[Ben.Yallop@croudace.co.uk](mailto:Ben.Yallop@croudace.co.uk)>  
**Sent:** Thursday, March 14, 2024 5:43 PM  
**To:** Ollie Dyson <[ollie@waltercooper.co.uk](mailto:ollie@waltercooper.co.uk)>  
**Subject:** RE: Shenfield - 121 affordable units opportunity

Thanks Ollie

It would be good to get a few more opinions, if I get three I can share with the LPA.

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

07717488989





Announcing our  
new Theale office!

WESTERN REGION

Click here to view our  
Sustainability digital brochure

Click here to view our Land  
News digital brochure

Croudace House, Gernon Road, Letchworth, Hertfordshire, SG6 3HL

This message may contain confidential information. If you have received this message by mistake, please inform the sender by sending an e-mail reply. At the same time please delete the message and any attachments from your system without making, distributing or retaining any copies. Although all our e-mail messages and any attachments upon sending are automatically virus scanned we assume no responsibility for any loss or damage arising from the receipt and/or use. This message has been sent on behalf of Croudace Homes Group Limited, Registered Office: Croudace House, Caterham, Surrey, CR3 6XQ, Registered Number 4373299 England, VAT No 210542027

**From:** Ollie Dyson <[ollie@waltercooper.co.uk](mailto:ollie@waltercooper.co.uk)>  
**Sent:** Thursday, March 14, 2024 8:51 AM  
**To:** Ben Yallop <[Ben.Yallop@croudace.co.uk](mailto:Ben.Yallop@croudace.co.uk)>  
**Subject:** FW: Shenfield - 121 affordable units opportunity  
**Importance:** High

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Morning Ben,

See below.

Slightly more positive however note the comment regarding local authority housing need and nominations rights i.e. if they push back CHP will struggle to get approval.

Once I get more from other RP's I'll come back to you.

So far Clarion and Home Group would not get support to offer on the % of apartments in the opportunity, however if it was reduced whilst not really an appetite for 1 beds it depends on the overall offering across the mix.

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

[www.waltercooper.co.uk](http://www.waltercooper.co.uk)



**WALTER  
COOPER**



This e-mail and attachments are confidential and intended for the use of the named recipient only. They do not constitute the whole or any part of an offer or contract and no employee of the company has authority to make or give any representation or warranty. The company cannot be held responsible for market fluctuations or other material changes. All figures are prepared as marketing guides only, do not constitute a valuation and cannot be relied upon when preparing financial appraisals for any purpose. No duty of care is owed to any party, or liability arising therefrom.

---

**From:** Kate Gerrish <[Kate.Gerrish@chp.org.uk](mailto:Kate.Gerrish@chp.org.uk)>

**Sent:** Wednesday, March 13, 2024 5:19 PM

**To:** Ollie Dyson <[ollie@waltercooper.co.uk](mailto:ollie@waltercooper.co.uk)>

**Cc:** Becky Jay <[Rebecca.Jay@chp.org.uk](mailto:Rebecca.Jay@chp.org.uk)>

**Subject:** RE: Shenfield - 121 affordable units opportunity

Good Afternoon Ollie,

Thanks for sending the initial information over – CHP is happy with the unit mix, if this is what the local authority requires for their housing need as Brentwood has 100% Nomination rights on all of our properties.

I would mention that CHP requires any flats that may be a mix of Affordable Rented and Shared Ownership to be in built in separate blocks or to be separated by individual stair cores. I look forward to receiving the rest of the information on this site to be able to work up an offer

Kind Regards  
Kate

**Kate Gerrish (she/her)**

**Development Officer (Growth), Growth and Partnerships**

**M:** 07701352724 **W:** [www.chp.org.uk](http://www.chp.org.uk)

CHP, Myriad House, 33 Springfield Lyons Approach  
Chelmsford, Essex, CM2 5LB

You can do lots of things on our website. Simply [sign up](#) and [sign in](#).



---

This email message has been delivered and archived online by Mimecast.

---

This email message has been delivered and archived online by Mimecast.

---

This email message has been delivered and archived online by Mimecast.

---

This email message has been delivered and archived online by Mimecast.

