

**Subject:** FW: Shenfield - 121 s106 affordable units opportunity - Clarion Response on apartments mix  
**Date:** Monday 2 December 2024 at 12:45:14 Greenwich Mean Time  
**From:** Ben Yallop  
**To:** Jane Piper  
**Attachments:** image002.jpg, image003.jpg, image004.jpg, image005.jpg, image001.jpg, image006.jpg, image007.jpg

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

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

**Sent:** 02 December 2024 10:41

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

**Subject:** FW: Shenfield - 121 s106 affordable units opportunity - Clarion Response on apartments mix

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Clarion Response.

**Ollie Dyson MBA (oxon) MA**  
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**From:** Katie Nicol <[Katie.Nicol@clarionhg.com](mailto:Katie.Nicol@clarionhg.com)>

**Sent:** 13 March 2024 12:43

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

**Cc:** Daniel Read <[Daniel.Read@clarionhg.com](mailto:Daniel.Read@clarionhg.com)>

**Subject:** RE: Shenfield - 121 s106 affordable units opportunity

Hi Ollie,

Thanks for the emails.

We do have some stock in Brentwood so we would consider a scheme in this location however the mix below isn't ideal. We would not get support for 40% one bed units, I assume they are all apartments? 25% maximum and would prefer 2 and 3 bed houses over 4 beds.

Even if the % of 1 bed units was reduced we would need to understand the configuration of the apartments before confirming if the scheme was of interest.

I believe Croudace are a new developer to Clarion and so we would also need to carry out some initial high level due diligence around H+S and product quality before confirming if we could look at a scheme together.

Please let me know if you want to discuss further,

Thanks,

Katie

**Katie Nicol – Senior Partnerships Manager**

**Latimer by Clarion Housing Group**

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

**Sent:** Wednesday, March 13, 2024 12:07 PM

**To:** Katie Nicol <[Katie.Nicol@clarionhg.com](mailto:Katie.Nicol@clarionhg.com)>

**Cc:** Daniel Read <[Daniel.Read@clarionhg.com](mailto:Daniel.Read@clarionhg.com)>

**Subject:** Shenfield - 121 s106 affordable units opportunity

**Importance:** High

Hi Katie,

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**

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