



Homes
England

Date: 14 October 2020

Our Ref: RFI3060

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Making homes happen

[REDACTED]
By Email Only

Windsor House
Homes England – 6th Floor
50 Victoria Street
London
SW1H 0TL

Dear [REDACTED]

RE: Request for Information – RFI3060

Thank you for your request for information which has been processed in accordance with the Freedom of Information Act 2000 (FOIA).

For clarification, you requested the following information:

Can you please supply the following information with respect to the White House Homeless Hostel being built by Spelthorne Borough Council and with the support of a Homes England grant?

All documentation and emails concerning.

- 1. The Homes England grant application in support of the White House Homeless Hostel submitted by Spelthorne Borough Council.*
- 2. The Homes England complaint case number CAS-114925-V9X0D5*
- 3. Correspondence exchanged between Spelthorne Borough Council and Homes England concerning the White House Hostel.*

Response

We can confirm that we hold information that falls within the scope of your request and the information held is contained within Annex A. We do however rely on section 40, section 41, section 42 and section 43 of the FOIA to withhold some of the information held from disclosure.

Section 40 – Personal information

In reviewing the information held which falls within scope of your request, we have identified that we also hold information that constitutes your personal data. In accordance with the FOIA, personal data that relates to the requestor should not be disclosed to the wider public and should be made exempt in accordance with Section 40(1) (Personal Data) of the FOIA.

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We are able to provide you with this information in accordance with the General Data Protection Regulation (GDPR) and Data Protection Act 2018 (DPA) and we have processed this part of your request as a right of access request, to which the response will only be provided to you, personally. Therefore, please accept this letter as confirmation that we are processing your right of access request and that a formal response will be with you in due course.

We have redacted and are withholding information contained within Annex A on the grounds that it constitutes third party personal data and therefore engages section 40(2) of the FOIA.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

Section 40 is an absolute exemption which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exemption is engaged.

The full text in the legislation can be found on the following link;

<https://www.legislation.gov.uk/ukpga/2000/36/section/40>

Section 41 – Information provided in confidence

Under section 41(1)(b) of the FOIA Homes England is not obliged to disclose information to the public if it would constitute a breach of confidence.

The Grant Funding Agreement which is held and falls within scope of your request is subject to confidentiality provisions, section 41 of the FOIA is engaged. Information contained within the GFA includes information that has been provided to Homes England in confidence and with the expectation that they will not be publicly disclosed. We rely on this exemption to withhold from disclosure the financial and technical information contained in the GFA only.

Although section 41 of the FOIA is an absolute exemption and there is no requirement to conduct a full public interest test, we can confirm that we've considered the public interest as a breach of confidence may not be actionable if there is an overriding public interest in disclosure. We feel that there is no overriding public interest in favour of disclosure.

The full text of the legislation can be found on the following link;

<https://www.legislation.gov.uk/ukpga/2000/36/section/41>

Section 42 – Legal Professional Privilege

Under section 42(1) of the FOIA Homes England is not obliged to disclose information that constitutes advice given under legal professional privilege (LPP) which protects confidential communications between lawyers and clients which is a fundamental principle of English law.



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Section 42 is a qualified exemption. This means that once we have decided that the exemption is engaged, Homes England must carry out a public interest test to assess whether it is in the wider public interest for the information to be disclosed.

Arguments in favour of disclosure:

- Homes England acknowledges there is a general public interest in promoting accountability, transparency, public understanding and involvement in how Homes England undertakes its work and how it spends public money.

Arguments in favour of withholding:

- Homes England believes that there is a strong argument to withhold the correspondence held in order to safeguard full and frank legal advice, which in turn is fundamental to the administration of justice.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

The full text of the legislation can be found on the following link;

<https://www.legislation.gov.uk/ukpga/2000/36/section/42>

Section 43 - Commercial interests

Under section 43(2) of the FOIA Homes England is not obliged to disclose information that would, or would be likely to, prejudice the commercial interests of any party.

Some of the information requested engages section 43(2) of the FOIA as it is commercial in nature and its release would be likely to prejudice the commercial interests of Homes England and other interested parties to the information.

Homes England has identified that the information requested, if released, would be likely to prejudice the effective operation of the project and the funding programme.

Section 43 is a qualified exemption. This means that once we have decided that the exemption is engaged, Homes England must carry out a public interest test to assess whether it is in the wider public interest for the information to be disclosed.

Arguments in favour of disclosure:

- Homes England acknowledges there is a general public interest in promoting accountability, transparency, public understanding and involvement in how Homes England undertakes its work and how it spends public money.

Arguments in favour of withholding:



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- While there is obviously a public interest in understanding the terms on which funding has been made available to Spelthorne Borough Council (SBC), disclosure would also likely lead to SBC being required to pay more to landowners in order to secure the necessary land/rights to deliver the program. This would result in a worse outcome for the public purse;
- To disclose information at a time when negotiations are ongoing would significantly prejudice SBC's ability to deliver the program. The program is a key scheme to SBC and failure to deliver could lead to significant planning harm to the local area;
- Disclosure would result in local authorities being deterred from including commercially sensitive information in future bids for grant funding. This will mean that Homes England would have to evaluate bids that are less comprehensive than would otherwise have been the case, meaning that Homes England's ability to undertake due diligence on the bids will be impaired. This will result in decision makers not taking all relevant information into account, meaning the decisions will be less robust and less likely to deliver value for money;
- The consequences of releasing data that is part of a wider ongoing matter could damage our relationships with partners and put these potential funding allocations at risk. This would not be in the public interest as this could put potential homes in jeopardy; and
- Homes England has been unable to identify a wider public interest in disclosing the information requested.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

The full text of the legislation can be found on the following link;

<https://www.legislation.gov.uk/ukpga/2000/36/section/43>

Right to Appeal

If you are not happy with the information that has been provided or the way in which your request has been handled you may request an internal review by writing to;

The Information Governance Team
Homes England – 6th Floor
Windsor House
50 Victoria Street
London
SW1H 0TL

Or by email to infogov@homesengland.gov.uk

You may also complain to the Information Commissioner however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link;

<https://ico.org.uk/>



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Date: 14 October 2020

Our Ref: RFI3060

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Making homes happen

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

The Information Governance Team

For Homes England

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IMS Live - Citrix Workspace

Sign Off - [Partnerships]

Show Help

| Partner ID | Description | Organisation Code | Organisation Name | Programme Period | Responsible for Scheme & Payment processing |
|------------|------------------------------------|-------------------|-------------------|------------------|---|
| 13728 | NP6684 1621 Partnership Spelthorne | NP6684 | SPELTHORNE | 2016-21 | Partner Lead |
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Partnership Agreement Contract Types for Partnership Id: 13728 - [SAVED]

| Contracting Organisation Code | Contracting Organisation | Contract Type | Created Date | Contract Sign Off Date |
|-------------------------------|--------------------------|---|--------------|------------------------|
| NP6684 | SPELTHORNE | Local Authority (RP) Single Entity for SOAHP 1E | 26-Feb-2020 | 20-Mar-2020 |
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Cancel

| Code | Name | Sign Off Status | Date | User | Lead Comment | Sign Off Comment |
|--------|--------------|-----------------|-------------|----------|--------------|---|
| 00 | Headquarters | Signed | 19-Mar-2020 | s. 40(2) | | SOAHP 16-21 LA single entity grant agreement completed 18-03-2020 |
| NP6684 | SPELTHORNE | Signed | 20-Mar-2020 | s. 40(2) | | Signed off. |
| 81 | South East | Signed | 20-Mar-2020 | s. 40(2) | | Contract signed off |
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Save

Cancel

Offer Line - [NP6684] - [SAVED]

Partnership: NP6684 1621 Partnership Spelthorne Partnership Period: 2016-21

Offer name: Spelthome BC Development Offer type: Shared Ownership and Affordable Homes Programme

Offer line name: White House Offer line ID: 26679 Status: Allocated Data status: **Valid**

Bringing empty properties back into use? No HOLD*: No Proposal type: Firm

HRA Bid ? * Home ownership for people with long-term disabilities. RTB Replacement

Geography | Products | Site

Operating area: South East

Minimum geography: Surrey

Local authority: 306 Spelthome

Refer To Provider Reject Accept Allocate Audit **Cancel** Scheme Comments

Offer Line - [NP6684] - [SAVED]

Partnership: NP6684 1621 Partnership Spelthome Partnership Period: 2016-21

Offer name: Spelthome BC Development Offer type: Shared Ownership and Affordable Homes Programme

Offer line name: White House Offer line ID: 26679 Status: Allocated Data status: **Valid**

Bringing empty properties back into use? No HOLD*: No Proposal type: Firm

HRA Bid ? * Home ownership for people with long-term disabilities. RTB Replacement

Geography | **Products** | Site

Processing Route: Acquisition & Works

| Sub product ID | Sub Product Name | Funding Requested (£) | Number of Units | Delete Row |
|----------------|-----------------------------|-----------------------|-----------------|------------|
| 29121 | Specialist Housing for Rent | 2,000,000 | 31 | |

Total Scheme Costs(£): 5,250,000

Capital Contributions(£): 3,250,000

Funding Requested (£): 2,000,000

Construction Innovation: Not known

Offer Line Source: Continuous Market Engagement

Refer To Provider Reject Accept Allocate Audit **Cancel** Scheme Comments

Offer Line Sub Product - [SAVED]

Partnership: NP6684 1621 Partnership Spelthorne Line status: Allocated

Offer name: Spelthorne BC Development Data status: Valid

Offer line name: White House Sub product ID: 29121

Sub product: Specialist Housing for Rent

Number of units: 31 Funding requested: 2,000,000

Summary Report Save Cancel

Organisations | Unit Details | Capital Contributions | Scheme Costs | Scheme Forecast | Scheme Progress | Additional Information

Developing: NP6684 - SPELTHORNE

Owner of land during development: NP6684 - SPELTHORNE

Owners of units:

| Organisation | Units |
|---------------------|-------|
| NP6684 - SPELTHORNE | 31 |
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Offer Line Sub Product - [SAVED]

Partnership: NP6684 1621 Partnership Spelthorne Line status: Allocated

Offer name: Spelthorne BC Development Data status: Valid

Offer line name: White House Sub product ID: 29121

Sub product: Specialist Housing for Rent

Number of units: 31 Funding requested: 2,000,000

Summary Report Save Cancel

Organisations | Unit Details | Capital Contributions | Scheme Costs | Scheme Forecast | Scheme Progress | Additional Information

| Unit Id | Status | No of Units | No of Persons | Unit Size (sq.m) | Prospective Rent per week | Property Type | Build Type | Type Of Housing | Facilities | MMC Used? |
|---------|--------|-------------|---------------|------------------|---------------------------|---------------|------------|--------------------------------|---------------------------|-----------|
| 1478807 | Valid | 16 | 1 | 16.00 | 138.00 | Bedsit | Newbuild | Disabled and Vulnerable People | Shared and Self Contained | |
| 1478810 | Valid | 5 | 1 | 17.00 | 138.00 | Bedsit | Newbuild | Disabled and Vulnerable People | Shared and Self Contained | |
| 1478813 | Valid | 5 | 1 | 25.00 | 138.00 | Bedsit | Newbuild | Disabled and Vulnerable People | Shared and Self Contained | |
| 1478814 | Valid | 1 | 1 | 26.00 | 138.00 | Bedsit | Newbuild | Disabled and Vulnerable People | Shared and Self Contained | |
| 1478815 | Valid | 1 | 1 | 26.00 | 175.00 | Bedsit | Newbuild | Disabled and Vulnerable People | Self-Contained | |
| 1478816 | Valid | 2 | 1 | 31.00 | 175.00 | Flat | Newbuild | Disabled and Vulnerable People | Self-Contained | |
| 1478823 | Valid | 1 | 1 | 30.00 | 175.00 | Flat | Newbuild | Disabled and Vulnerable People | Self-Contained | |
| | | 31 | 31 | | | | | | | |

Gross Rent Per Week £4,426.00 Total floor area of houses (m2) 0.00

Gross Rent p. a £230,683 Total floor area of flats (m2) 610.00

Total Initial Sales £0

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name White House

Unit Id 1478807

Unit Detail Revenue Funding Client Groups Rent

What type of housing does this unit provide? Disabled and Vulnerable People

Disabled and Vulnerable People/Older People housing type Purpose-designed supported housing for disabled and vulnerable people

S.106: Not S106 units Rent terms: Affordable Rent

No. units: 16 No. bedrooms per unit: Bedsit No. persons potential per unit: 1

Building Type: Bedsit Facilities: Self Cont. and Shar

Works type: New Build Custom Build? No

Number of storeys per dwelling: 1

Accessibility

Meets wheelchair standards: No

Accessibility category of unit: Category 1

Are these units intended as move on accommodation? No

Floor area

Internal floor area per unit (sq. m): 16.00

Do these units incorporate design features or management arrangements intended to meet the needs of a particular group? No

Particular group:

Do the units all meet Nationally Described Space Standards? No

Does the total built in Storage space meet recommended size? No

Do all bedrooms meet recommended room areas? Yes

Do all bedrooms meet recommended room widths? Yes

Save Cancel

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name White House

Unit Id 1478807

Unit Detail Revenue Funding Client Groups Rent

| Source | Select |
|--|-------------------------------------|
| A - Supporting People | <input type="checkbox"/> |
| B - Social Services Department | <input type="checkbox"/> |
| C - Drugs Action Team | <input type="checkbox"/> |
| D - Housing Department | <input type="checkbox"/> |
| E - Other Local Authority Source | <input type="checkbox"/> |
| F - NHS England | <input type="checkbox"/> |
| G - Clinical Commissioning Group/Local Area Team | <input type="checkbox"/> |
| H - Health and Well Being Board | <input type="checkbox"/> |
| I - NHS Trust (eg Foundation Trust, Mental Health Trust) | <input type="checkbox"/> |
| J - Other health source | <input type="checkbox"/> |
| K - Probation | <input type="checkbox"/> |
| L - Home Office | <input type="checkbox"/> |
| M - Provider's reserves | <input checked="" type="checkbox"/> |
| N - Charity | <input checked="" type="checkbox"/> |
| O - Other | <input type="checkbox"/> |
| P - Crime and Disorder Reduction Partnerships | <input type="checkbox"/> |
| Q - Department for Education | <input type="checkbox"/> |
| R - Local Area Agreements | <input type="checkbox"/> |
| S - Youth Offending Teams | <input type="checkbox"/> |
| T - National Lottery | <input type="checkbox"/> |

Save Cancel

Unit Type Entry - [SAVED] X

Offer Line SP ID: 29121 Name: White House

Unit Id: 1478807

Unit Detail | Revenue Funding | Client Groups | Rent

Client Groups:

- A - People with alcohol problems
- C - Young people leaving care
- D - People with drug problems
- I - Rough Sleepers
- M - People with mental health problems
- N - People with learning disabilities or autism
- O - Offenders and people at risk of offending
- P - People with physical or sensory disabilities
- Q - Homeless families with support needs
- R - Refugees
- S - Single homeless people with support needs**
- V - Teenage Parents
- W - People at risk of domestic violence
- X - People with HIV or AIDS
- Y - Young People at risk

Save Cancel

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name White House

Unit Id 1478807

Unit Detail Revenue Funding Client Groups **Rent**

Expected market value (£): 79,339

Prospective rent per week inclusive of all charges (£): 138.00

Market Rent pw (£): 173.00

Prospective rent as % of Market Rent inclusive of all charges: 79.77

Target rent plus service charges exceeds 80% of the market rent.

Save Cancel

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name White House

Unit Id 1478810

Unit Detail Revenue Funding Client Groups **Rent**

What type of housing does this unit provide? Disabled and Vulnerable People

Disabled and Vulnerable People/Older People housing type Purpose-designed supported housing for disabled and vulnerable people

S.106: Not S.106 units Rent terms: Affordable Rent

No. units: 5 No. bedrooms per unit: Bedsit No. persons potential per unit: 1

Building Type: Bedsit Facilities: Self Cont. and Shan

Works type: New Build Custom Build? No

Number of storeys per dwelling: 1

Accessibility

Meets wheelchair standards: No

Accessibility category of unit: Category 1

Are these units intended as move on accommodation? No

Floor area

Internal floor area per unit (sq. m): 17.00

Do these units incorporate design features or management arrangements intended to meet the needs of a particular group? No

Particular group:

Do the units all meet Nationally Described Space Standards? No

Does the total built in Storage space meet recommended size? No

Do all bedrooms meet recommended room areas? Yes

Do all bedrooms meet recommended room widths? Yes

Save Cancel

Unit Type Entry - [SAVED] X

Offer Line SP ID: Name

Unit Id

Unit Detail Revenue Funding Client Groups Rent

| Source | Select |
|--|-------------------------------------|
| A - Supporting People | <input type="checkbox"/> |
| B - Social Services Department | <input type="checkbox"/> |
| C - Drugs Action Team | <input type="checkbox"/> |
| D - Housing Department | <input type="checkbox"/> |
| E - Other Local Authority Source | <input type="checkbox"/> |
| F - NHS England | <input type="checkbox"/> |
| G - Clinical Commissioning Group/Local Area Team | <input type="checkbox"/> |
| H - Health and Well Being Board | <input type="checkbox"/> |
| I - NHS Trust (eg Foundation Trust, Mental Health Trust) | <input type="checkbox"/> |
| J - Other health source | <input type="checkbox"/> |
| K - Probation | <input type="checkbox"/> |
| L - Home Office | <input type="checkbox"/> |
| M - Provider's reserves | <input checked="" type="checkbox"/> |
| N - Charity | <input checked="" type="checkbox"/> |
| O - Other | <input type="checkbox"/> |
| P - Crime and Disorder Reduction Partnerships | <input type="checkbox"/> |
| Q - Department for Education | <input type="checkbox"/> |
| R - Local Area Agreements | <input type="checkbox"/> |
| S - Youth Offending Teams | <input type="checkbox"/> |
| T - National Lottery | <input type="checkbox"/> |

Unit Type Entry - [SAVED] X

Offer Line SP ID: 29121 Name: White House

Unit Id: 1478810

Unit Detail | Revenue Funding | **Client Groups** | Rent

Client Groups:

- A - People with alcohol problems
- C - Young people leaving care
- D - People with drug problems
- I - Rough Sleepers
- M - People with mental health problems
- N - People with learning disabilities or autism
- O - Offenders and people at risk of offending
- P - People with physical or sensory disabilities
- Q - Homeless families with support needs
- R - Refugees
- S - Single homeless people with support needs**
- V - Teenage Parents
- W - People at risk of domestic violence
- X - People with HIV or AIDS
- Y - Young People at risk

Unit Type Entry - [SAVED] X

Offer Line SP ID: 29121 Name: White House

Unit Id: 1478810

Unit Detail | Revenue Funding | Client Groups | **Rent**

Expected market value (£): 84,298

Prospective rent per week inclusive of all charges (£): 138.00

Market Rent pw (£): 173.00

Prospective rent as % of Market Rent inclusive of all charges: 79.77

Target rent plus service charges exceeds 80% of the market rent.

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name: White House

Unit Id: 1478813

Unit Detail | Revenue Funding | Client Groups | Rent

What type of housing does this unit provide? Disabled and Vulnerable People

Disabled and Vulnerable People/Older People housing type: Purpose-designed supported housing for disabled and vulnerable people

S.106: Not S106 units Rent terms: Affordable Rent

No. units: 5 No. bedrooms per unit: Bedsit No. persons potential per unit: 1

Building Type: Bedsit Facilities: Self Cont. and Shan

Works type: New Build Custom Build? No

Number of storeys per dwelling: 1

Accessibility:

Meets wheelchair standards: Yes

Accessibility category of unit: Category 3 - Accessible

Are these units intended as move on accommodation? No

Floor area:

Internal floor area per unit (sq. m): 25.00

Do these units incorporate design features or management arrangements intended to meet the needs of a particular group? Yes

Particular group: Disabled people

Do the units all meet Nationally Described Space Standards? No

Does the total built in Storage space meet recommended size? No

Do all bedrooms meet recommended room areas? Yes

Do all bedrooms meet recommended room widths? Yes

Save Cancel

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name White House

Unit Id 1478813

Unit Detail Revenue Funding Client Groups Rent

| Source | Select |
|--|-------------------------------------|
| A - Supporting People | <input type="checkbox"/> |
| B - Social Services Department | <input type="checkbox"/> |
| C - Drugs Action Team | <input type="checkbox"/> |
| D - Housing Department | <input type="checkbox"/> |
| E - Other Local Authority Source | <input type="checkbox"/> |
| F - NHS England | <input type="checkbox"/> |
| G - Clinical Commissioning Group/Local Area Team | <input type="checkbox"/> |
| H - Health and Well Being Board | <input type="checkbox"/> |
| I - NHS Trust (eg Foundation Trust, Mental Health Trust) | <input type="checkbox"/> |
| J - Other health source | <input type="checkbox"/> |
| K - Probation | <input type="checkbox"/> |
| L - Home Office | <input type="checkbox"/> |
| M - Provider's reserves | <input checked="" type="checkbox"/> |
| N - Charity | <input checked="" type="checkbox"/> |
| O - Other | <input type="checkbox"/> |
| P - Crime and Disorder Reduction Partnerships | <input type="checkbox"/> |
| Q - Department for Education | <input type="checkbox"/> |
| R - Local Area Agreements | <input type="checkbox"/> |
| S - Youth Offending Teams | <input type="checkbox"/> |
| T - National Lottery | <input type="checkbox"/> |

Save Cancel

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name White House

Unit Id 1478813

Unit Detail Revenue Funding Client Groups Rent

Client Groups:

- A - People with alcohol problems
- C - Young people leaving care
- D - People with drug problems
- I - Rough Sleepers
- M - People with mental health problems
- N - People with learning disabilities or autism
- O - Offenders and people at risk of offending
- P - People with physical or sensory disabilities
- Q - Homeless families with support needs
- R - Refugees
- S - Single homeless people with support needs**
- V - Teenage Parents
- W - People at risk of domestic violence
- X - People with HIV or AIDS
- Y - Young People at risk

Save Cancel

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name White House

Unit Id 1478813

Unit Detail Revenue Funding Client Groups **Rent**

Expected market value (£): 123,967

Prospective rent per week inclusive of all charges (£): 138.00

Market Rent pw (£): 173.00

Prospective rent as % of Market Rent inclusive of all charges: 79.77

Target rent plus service charges exceeds 80% of the market rent.

Save Cancel

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name White House

Unit Id 1478814

Unit Detail Revenue Funding Client Groups **Rent**

What type of housing does this unit provide? Disabled and Vulnerable People

Disabled and Vulnerable People/Older People housing type Purpose-designed supported housing for disabled and vulnerable people

S.106: Not S106 units Rent terms: Affordable Rent

No. units: 1 No. bedrooms per unit: Bedsit No. persons potential per unit: 1

Building Type: Bedsit Facilities: Self Cont. and Share

Works type: New Build Custom Build? No

Number of storeys per dwelling: 1

Accessibility

Meets wheelchair standards: Yes

Accessibility category of unit: Category 3 - Accessible

Are these units intended as move on accommodation? No

Floor area

Internal floor area per unit (sq. m): 26.00

Do the units all meet Nationally Described Space Standards? No

Does the total built in Storage space meet recommended size? No

Do all bedrooms meet recommended room areas? Yes

Do all bedrooms meet recommended room widths? Yes

Do these units incorporate design features or management arrangements intended to meet the needs of a particular group? Yes

Particular group: Disabled people

Save Cancel

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name White House

Unit Id 1478814

Unit Detail Revenue Funding Client Groups Rent

| Source | Select |
|--|-------------------------------------|
| A - Supporting People | <input type="checkbox"/> |
| B - Social Services Department | <input type="checkbox"/> |
| C - Drugs Action Team | <input type="checkbox"/> |
| D - Housing Department | <input type="checkbox"/> |
| E - Other Local Authority Source | <input type="checkbox"/> |
| F - NHS England | <input type="checkbox"/> |
| G - Clinical Commissioning Group/Local Area Team | <input type="checkbox"/> |
| H - Health and Well Being Board | <input type="checkbox"/> |
| I - NHS Trust (eg Foundation Trust, Mental Health Trust) | <input type="checkbox"/> |
| J - Other health source | <input type="checkbox"/> |
| K - Probation | <input type="checkbox"/> |
| L - Home Office | <input type="checkbox"/> |
| M - Provider's reserves | <input checked="" type="checkbox"/> |
| N - Charity | <input checked="" type="checkbox"/> |
| O - Other | <input type="checkbox"/> |
| P - Crime and Disorder Reduction Partnerships | <input type="checkbox"/> |
| Q - Department for Education | <input type="checkbox"/> |
| R - Local Area Agreements | <input type="checkbox"/> |
| S - Youth Offending Teams | <input type="checkbox"/> |
| T - National Lottery | <input type="checkbox"/> |

Save Cancel

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name White House

Unit Id 1478814

Unit Detail Revenue Funding Client Groups Rent

Client Groups:

- A - People with alcohol problems
- C - Young people leaving care
- D - People with drug problems
- I - Rough Sleepers
- M - People with mental health problems
- N - People with learning disabilities or autism
- O - Offenders and people at risk of offending
- P - People with physical or sensory disabilities
- Q - Homeless families with support needs
- R - Refugees
- S - Single homeless people with support needs**
- V - Teenage Parents
- W - People at risk of domestic violence
- X - People with HIV or AIDS
- Y - Young People at risk

Save Cancel

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name White House

Unit Id 1478814

Unit Detail Revenue Funding Client Groups **Rent**

Expected market value (£): 128,926

Prospective rent per week inclusive of all charges (£): 138.00

Market Rent pw (£): 173.00

Prospective rent as % of Market Rent inclusive of all charges: 79.77

Target rent plus service charges exceeds 80% of the market rent.

Save Cancel

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name White House

Unit Id 1478815

Unit Detail Revenue Funding Client Groups **Rent**

What type of housing does this unit provide? Disabled and Vulnerable People

Disabled and Vulnerable People/Older People housing type Purpose-designed supported housing for disabled and vulnerable people

S.106: Not S106 units Rent terms: Affordable Rent

No. units: 1 No. bedrooms per unit: Bedsit No. persons potential per unit: 1

Building Type: Bedsit Facilities: Self Contained

Works type: New Build Custom Build? No

Number of storeys per dwelling: 1

Accessibility

Meets wheelchair standards: Yes

Accessibility category of unit: Category 3 - Accessible

Are these units intended as move on accommodation? Yes

Floor area

Internal floor area per unit (sq. m): 26.00

Do the units all meet Nationally Described Space Standards? No

Does the total built in Storage space meet recommended size? No

Do all bedrooms meet recommended room areas? Yes

Do all bedrooms meet recommended room widths? Yes

Do these units incorporate design features or management arrangements intended to meet the needs of a particular group? Yes

Particular group: Disabled people

Save Cancel

Offer Line SP ID: Name

Unit Id

Unit Detail Revenue Funding Client Groups Rent

| Source | Select |
|--|-------------------------------------|
| A - Supporting People | <input type="checkbox"/> |
| B - Social Services Department | <input type="checkbox"/> |
| C - Drugs Action Team | <input type="checkbox"/> |
| D - Housing Department | <input type="checkbox"/> |
| E - Other Local Authority Source | <input type="checkbox"/> |
| F - NHS England | <input type="checkbox"/> |
| G - Clinical Commissioning Group/Local Area Team | <input type="checkbox"/> |
| H - Health and Well Being Board | <input type="checkbox"/> |
| I - NHS Trust (eg Foundation Trust, Mental Health Trust) | <input type="checkbox"/> |
| J - Other health source | <input type="checkbox"/> |
| K - Probation | <input type="checkbox"/> |
| L - Home Office | <input type="checkbox"/> |
| M - Provider's reserves | <input checked="" type="checkbox"/> |
| N - Charity | <input checked="" type="checkbox"/> |
| O - Other | <input type="checkbox"/> |
| P - Crime and Disorder Reduction Partnerships | <input type="checkbox"/> |
| Q - Department for Education | <input type="checkbox"/> |
| R - Local Area Agreements | <input type="checkbox"/> |
| S - Youth Offending Teams | <input type="checkbox"/> |
| T - National Lottery | <input type="checkbox"/> |
| | |

Unit Type Entry - [SAVED] X

Offer Line SP ID: 29121 Name: White House

Unit Id: 1478815

Unit Detail | Revenue Funding | **Client Groups** | Rent

Client Groups:

- A - People with alcohol problems
- C - Young people leaving care
- D - People with drug problems
- I - Rough Sleepers
- M - People with mental health problems
- N - People with learning disabilities or autism
- O - Offenders and people at risk of offending
- P - People with physical or sensory disabilities
- Q - Homeless families with support needs
- R - Refugees
- S - Single homeless people with support needs**
- V - Teenage Parents
- W - People at risk of domestic violence
- X - People with HIV or AIDS
- Y - Young People at risk

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name: White House

Unit Id: 1478815

Unit Detail | Revenue Funding | Client Groups | **Rent**

Expected market value (£): 128,926

Prospective rent per week inclusive of all charges (£): 175.00

Market Rent pw (£): 219.00

Prospective rent as % of Market Rent inclusive of all charges: 79.91

Target rent plus service charges exceeds 80% of the market rent.

Save Cancel

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name: White House

Unit Id: 1478816

Unit Detail | Revenue Funding | Client Groups | **Rent**

What type of housing does this unit provide? Disabled and Vulnerable People

Disabled and Vulnerable People/Older People housing type: Purpose-designed supported housing for disabled and vulnerable people

S.106: Not S106 units Rent terms: Affordable Rent

No. units: 2 No. bedrooms per unit: 1 Bed No. persons potential per unit: 1

Building Type: Flat Facilities: Self Contained

Works type: New Build Custom Build? No

Number of storeys per dwelling: 1

Accessibility

Meets wheelchair standards: Yes

Accessibility category of unit: Category 3 - Accessible

Are these units intended as move on accommodation? Yes

Floor area

Internal floor area per unit (sq. m): 31.00

Do the units all meet Nationally Described Space Standards? No

Does the total built in Storage space meet recommended size? No

Do all bedrooms meet recommended room areas? Yes

Do all bedrooms meet recommended room widths? Yes

Do these units incorporate design features or management arrangements intended to meet the needs of a particular group? Yes

Particular group: Disabled people

Save Cancel

Offer Line SP ID: Name:

Unit Id:

Unit Detail **Revenue Funding** Client Groups Rent

| Source | Select |
|--|-------------------------------------|
| A - Supporting People | <input type="checkbox"/> |
| B - Social Services Department | <input type="checkbox"/> |
| C - Drugs Action Team | <input type="checkbox"/> |
| D - Housing Department | <input type="checkbox"/> |
| E - Other Local Authority Source | <input type="checkbox"/> |
| F - NHS England | <input type="checkbox"/> |
| G - Clinical Commissioning Group/Local Area Team | <input type="checkbox"/> |
| H - Health and Well Being Board | <input type="checkbox"/> |
| I - NHS Trust (eg Foundation Trust, Mental Health Trust) | <input type="checkbox"/> |
| J - Other health source | <input type="checkbox"/> |
| K - Probation | <input type="checkbox"/> |
| L - Home Office | <input type="checkbox"/> |
| M - Provider's reserves | <input checked="" type="checkbox"/> |
| N - Charity | <input checked="" type="checkbox"/> |
| O - Other | <input type="checkbox"/> |
| P - Crime and Disorder Reduction Partnerships | <input type="checkbox"/> |
| Q - Department for Education | <input type="checkbox"/> |
| R - Local Area Agreements | <input type="checkbox"/> |
| S - Youth Offending Teams | <input type="checkbox"/> |
| T - National Lottery | <input type="checkbox"/> |

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name White House

Unit Id 1478816

Unit Detail Revenue Funding Client Groups Rent

Client Groups:

- A - People with alcohol problems
- C - Young people leaving care
- D - People with drug problems
- I - Rough Sleepers
- M - People with mental health problems
- N - People with learning disabilities or autism
- O - Offenders and people at risk of offending
- P - People with physical or sensory disabilities
- Q - Homeless families with support needs
- R - Refugees
- S - Single homeless people with support needs**
- V - Teenage Parents
- W - People at risk of domestic violence
- X - People with HIV or AIDS
- Y - Young People at risk

Save Cancel

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name White House

Unit Id 1478816

Unit Detail Revenue Funding Client Groups Rent

Expected market value (£): 153,719

Prospective rent per week inclusive of all charges (£): 175.00

Market Rent pw (£): 219.00

Prospective rent as % of Market Rent inclusive of all charges: 79.91

Target rent plus service charges exceeds 80% of the market rent.

Save Cancel

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name White House

Unit Id 1478823

Unit Detail Revenue Funding Client Groups Rent

What type of housing does this unit provide? Disabled and Vulnerable People

Disabled and Vulnerable People/Older People housing type Purpose-designed supported housing for disabled and vulnerable people

S.106: Not S106 units Rent terms: Affordable Rent

No. units: 1 No. bedrooms per unit: 1 Bed No. persons potential per unit: 1

Building Type: Flat Facilities: Self Contained

Works type: New Build Custom Build? No

Number of storeys per dwelling: 1

Accessibility

Meets wheelchair standards: Yes

Accessibility category of unit: Category 3 - Accessible

Are these units intended as move on accommodation? No

Floor area

Internal floor area per unit (sq. m): 30.00

Do these units incorporate design features or management arrangements intended to meet the needs of a particular group? Yes

Do the units all meet Nationally Described Space Standards? No

Does the total built in Storage space meet recommended size? No

Do all bedrooms meet recommended room areas? Yes

Do all bedrooms meet recommended room widths? Yes

Particular group: Disabled people

Save Cancel

Unit Type Entry - [SAVED] x

Offer Line SP ID: 29121 Name: White House

Unit Id: 1478823

Unit Detail: **Revenue Funding** | Client Groups | Rent

| Source | Select |
|--|-------------------------------------|
| A - Supporting People | <input type="checkbox"/> |
| B - Social Services Department | <input type="checkbox"/> |
| C - Drugs Action Team | <input type="checkbox"/> |
| D - Housing Department | <input type="checkbox"/> |
| E - Other Local Authority Source | <input type="checkbox"/> |
| F - NHS England | <input type="checkbox"/> |
| G - Clinical Commissioning Group/Local Area Team | <input type="checkbox"/> |
| H - Health and Well Being Board | <input type="checkbox"/> |
| I - NHS Trust (eg Foundation Trust, Mental Health Trust) | <input type="checkbox"/> |
| J - Other health source | <input type="checkbox"/> |
| K - Probation | <input type="checkbox"/> |
| L - Home Office | <input type="checkbox"/> |
| M - Provider's reserves | <input checked="" type="checkbox"/> |
| N - Charity | <input checked="" type="checkbox"/> |
| O - Other | <input type="checkbox"/> |
| P - Crime and Disorder Reduction Partnerships | <input type="checkbox"/> |
| Q - Department for Education | <input type="checkbox"/> |
| R - Local Area Agreements | <input type="checkbox"/> |
| S - Youth Offending Teams | <input type="checkbox"/> |
| T - National Lottery | <input type="checkbox"/> |

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name White House

Unit Id 1478823

Unit Detail Revenue Funding Client Groups Rent

Client Groups:

- A - People with alcohol problems
- C - Young people leaving care
- D - People with drug problems
- I - Rough Sleepers
- M - People with mental health problems
- N - People with learning disabilities or autism
- O - Offenders and people at risk of offending
- P - People with physical or sensory disabilities
- Q - Homeless families with support needs
- R - Refugees
- S - Single homeless people with support needs**
- V - Teenage Parents
- W - People at risk of domestic violence
- X - People with HIV or AIDS
- Y - Young People at risk

Save Cancel

Unit Type Entry - [SAVED]

Offer Line SP ID: 29121 Name: White House

Unit Id: 1478823

Unit Detail | Revenue Funding | Client Groups | Rent

Expected market value (£): 148,760

Prospective rent per week inclusive of all charges (£): 175.00

Market Rent pw (£): 219.00

Prospective rent as % of Market Rent inclusive of all charges: 79.91

Target rent plus service charges exceeds 80% of the market rent.

Save Cancel

Offer Line Sub Product - [SAVED]

Partnership: NP6684 1621 Partnership Spelthorne Line status: Allocated

Offer name: Spelthorne BC Development Data status: Valid

Offer line name: White House Sub product ID: 29121

Sub product: Specialist Housing for Rent

Number of units: 31 Funding requested: 2,000,000

Summary Report Save Cancel

Organisations | Unit Details | Capital Contributions | Scheme Costs | Scheme Forecast | Scheme Progress | Additional Information

| Contributions | Amount (£) | Comments |
|--|------------------|--------------------|
| Other capital sources | 0 | |
| Loan supportable from net rental income of units in this scheme | 0 | |
| Cross subsidy from open market sales (this scheme) | 0 | |
| Cross subsidy from open market sales (other schemes) | 0 | |
| Cross subsidy from provider's own resources | 1,926,637 | s106 commuted sums |
| Investment capacity generated from conversions | 0 | |
| Recycled Capital Grant Fund | 0 | |
| Disposal Proceeds Fund | 0 | |
| Other public subsidy - grant funded (double click on line to enter values) | 1,323,363 | Capital reserves |
| Local Authority Right to Buy Receipts | 0 | |
| Total Contributions: | 3,250,000 | |

Of the above contributions, how much borrowing is intended to be secured under an Affordable Home Guarantee? 0

Offer Line Sub Product - [SAVED]

Partnership: NP6684 1621 Partnership Spelthorne Line status: Allocated
 Offer name: Spelthorne BC Development Data status: Valid
 Offer line name: White House Sub product ID: 29121
 Sub product: Specialist Housing for Rent
 Number of units: 31 Funding requested: 2,000,000

Summary Report Save Cancel

Organisations Unit Details Capital Contributions **Scheme Costs** Scheme Forecast Scheme Progress Additional Information

A. Public land H. Total scheme cost (E+F+G) 5,250,000
 B. Purchase Price 1,250,000 I. Capital contributions 3,250,000
 C. Has the price been marked down in your account? J. Transfer value
 D. Current Value 1,250,000 K. Funding requested 2,000,000
 L. Surplus/Deficit (H - (I+J+K)) 0
 E. Acquisition cost (=D) 1,250,000
 F. Works cost 3,461,816 Works cost per m2 5,675
 G. On costs 538,184
 H. Total scheme cost (E+F+G) 5,250,000

Offer Line Sub Product - [SAVED]

Partnership: NP6684 1621 Partnership Spelthorne Line status: Allocated
 Offer name: Spelthorne BC Development Data status: Valid
 Offer line name: White House Sub product ID: 29121
 Sub product: Specialist Housing for Rent
 Number of units: 31 Funding requested: 2,000,000

Summary Report Save Cancel

Organisations Unit Details Capital Contributions Scheme Costs **Scheme Forecast** Scheme Progress Additional Information

| Milestone | Optional | Payment Applicable | Actual | Forecast/Actual Date | Payment (£) |
|------------------|--------------------------|-------------------------------------|-------------------------------------|----------------------|-------------|
| Planning Consent | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18-Sep-2019 | 0 |
| Acquisition | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 31-Oct-2017 | 800000 |
| Start on Site | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 02-Dec-2019 | 700000 |
| Final Cost | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 29-Jan-2021 | 500000 |
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I am interested in discussing my options to receive a SOS payment for this offer line sub product

Offer Line Sub Product - [SAVED]

Partnership: NP6684 1621 Partnership Spelthorne Line status: Allocated
 Offer name: Spelthorne BC Development Data status: Valid
 Offer line name: White House Sub product ID: 29121
 Sub product: Specialist Housing for Rent
 Number of units: 31 Funding requested: 2,000,000

Summary Report Save Cancel

Organisations | Unit Details | Capital Contributions | Scheme Costs | Scheme Forecast | **Scheme Progress** | Additional Information

Planning

Planning status: Detailed Planning Approval granted with some further steps required before start on site can occur
 Detailed planning approval date: 18-Sep-2019 Outline planning approval date: Planning submission date:
 Further steps required (before start on site can occur):
 1. SUDS plan
 2. Construction Transport Management Plan
 3. Desktop land contamination survey
 Date by which further steps will be achieved: 21-Nov-2019 Forecast date for detailed planning approval:

Land

Land status: Unconditional acquisition of freehold or long leasehold interest has occurred
 Acquisition date: 31-Oct-2017 Forecast date for acquisition:
 Description of conditions (for conditional acquisition):

Works

Tendering status: Tender for works contract out to competition

Offer Line Sub Product - [SAVED]

Partnership: NP6684 1621 Partnership Spelthorne Line status: Allocated
 Offer name: Spelthorne BC Development Data status: Valid
 Offer line name: White House Sub product ID: 29121
 Sub product: Specialist Housing for Rent
 Number of units: 31 Funding requested: 2,000,000

Summary Report Save Cancel

Organisations | Unit Details | Capital Contributions | Scheme Costs | Scheme Forecast | **Scheme Progress** | Additional Information

Double-click response to view/edit text

| Additional Information Subject | Question | Response |
|--|---|---|
| Homes for Older, Disabled & Vulnerable People (See SOAHP 16-21 Prospectus paras 27 and 53) | How will the proposed accommodation meet locally identified needs and complement existing services? | Please see attached Planning Statement of Need which outlines how the accommodation will meet locally identified needs. |
| Homes for Older, Disabled & Vulnerable People (See SOAHP 16-21 Prospectus paras 27 and 53) | Have local commissioning bodies been consulted? | The Housing Department are jointly leading on this project together with our Asset & Property Team. Health & Wellbeing Board has been kept up to date with progress as many members will directly contribute to the commissioning of services either at the scheme, or delivered to the scheme. The development will contribute to Spelthorne's efforts to support Government's objectives under the Rough Sleeping Strategy. MHCLG have been kept up to date with our proposals. |

Offer Line Sub Product - [SAVED]

Partnership: NP6684 1621 Partnership Spelthorne Line status: Allocated
 Offer name: Spelthorne BC Development Data status: Valid
 Offer line name: White House Sub product ID: 29121
 Sub product: Specialist Housing for Rent
 Number of units: 31 Funding requested: 2,000,000

Organisations | Unit Details | Capital Contributions | Scheme Costs | Scheme Forecast | Scheme Progress | Additional Information

Double-click response to view/edit text

| Additional Information Subject | Question | Response |
|--|---|---|
| Homes for Older, Disabled & Vulnerable People (See SDAHP 16-21 Prospectus paras 27 and 53) | How will the type of accommodation be funded? | Please see attached Planning Statement of Need which outlines how the accommodation will meet locally identified needs. |
| Homes for Older, Disabled & Vulnerable People (See SDAHP 16-21 Prospectus paras 27 and 53) | Is revenue funding needed for the intended operation of the accommodation, and has this been identified? | Funding for the revenue costs of the scheme, outside of what can be collected through rental charges, are being met by the Salvation Army. |
| Homes for Older, Disabled & Vulnerable People (See SDAHP 16-21 Prospectus paras 27 and 53) | What is the exit plan or alternative use for the building should commissioning priorities change in future? | The building, with some further investment, could be converted to self contained flats to be let on a more settled basis. There is also the possibility of converting it to a key worker style scheme in partnership with local hospitals, schools, fire and rescue service, etc. |

Additional Information - [READ ONLY]

Please see attached Planning Statement of Need which outlines how the accommodation will meet locally identified needs.

The location is central to most parts of Spelthorne. It is well connected with public transport, and although amenity space is being provided on-site, there is further amenity space within walking distance. The design has been directly influenced by the Salvation Army who are heavily experienced in the development of these specialist schemes. They have been involved from the inception of this project.

We plan for residents of varying degrees of support needs stay here for up to two years, during which time they are supported to learn appropriate life skills to be able to move onto settled independent accommodation. If they require further support by the end of the two years, we will work jointly to step them down to lower level supported to give them more time to get ready for independent living.

(Up to 10000 characters can be entered)

Summary Report Save Cancel

Offer Line Sub Product - [SAVED]

Partnership: NP6684 1621 Partnership Spelthorne Line status: Allocated
 Offer name: Spelthorne BC Development Data status: Valid
 Offer line name: White House Sub product ID: 29121
 Sub product: Specialist Housing for Rent
 Number of units: 31 Funding requested: 2,000,000

Organisations | Unit Details | Capital Contributions | Scheme Costs | Scheme Forecast | Scheme Progress | Additional Information

Double-click response to view/edit text

| Additional Information Subject | Question | Response |
|--|---|---|
| Homes for Older, Disabled & Vulnerable People (See SDAHP 16-21 Prospectus paras 27 and 53) | How will the type of accommodation be funded? | Please see attached Planning Statement of Need which outlines how the accommodation will meet locally identified needs. |
| Homes for Older, Disabled & Vulnerable People (See SDAHP 16-21 Prospectus paras 27 and 53) | Is revenue funding needed for the intended operation of the accommodation, and has this been identified? | Funding for the revenue costs of the scheme, outside of what can be collected through rental charges, are being met by the Salvation Army. |
| Homes for Older, Disabled & Vulnerable People (See SDAHP 16-21 Prospectus paras 27 and 53) | What is the exit plan or alternative use for the building should commissioning priorities change in future? | The building, with some further investment, could be converted to self contained flats to be let on a more settled basis. There is also the possibility of converting it to a key worker style scheme in partnership with local hospitals, schools, fire and rescue service, etc. |

Summary Report Save Cancel

Offer Line - [NP6684] - [SAVED]

Partnership: NP6684 1621 Partnership Spelthorne Partnership Period: 2016-21

Offer name: Spelthorne BC Development Offer type: Shared Ownership and Affordable Homes Programme

Offer line name: White House Offer line ID: 26679 Status: Allocated Data status: Valid

Bringing empty properties back into use? No HOLD*: No Proposal type: Firm

HRA Bid ? RTB Replacement

* Home ownership for people with long-term disabilities.

Geography Products Site

| Site ID | Site Description | Firm Units | Delete Row |
|---------|----------------------------|------------|------------|
| 31900 | White House, Kingston Road | 31 | |

Refer To Provider Reject Accept Allocate Audit Cancel Scheme Comments

Offer Line Site - [SAVED]

Offer line name: White House

Site ID: 31900

Description: White House, Kingston Road

Number of firm units this offer line: 31

Site Location

Local authority: 306 - Spelthorne

O.S. X Coordinates: 506192 O.S. Y Coordinates: 170737

Postcode: TW15 3SE

Save Cancel

Lead Partner: NP6684 SPELTHORNE

Site Description: White House, Kingston Road Site ID: 31900

Location Local Authority: 306 Spelthorne Status: Complete

General | Geography | Section 106

Site

Is this a strategic site? No Site

Is this a Brownfield or Greenfield Site? Brown Field

Are the Units part of Street-Fronted Infill? No

Is this a traveller pitch site? No Site type:

Is the site on Green Belt land? No

Is this site related to bids under the HRA Borrowing Programme 15/16-16/17? No

Efficient Procurement

Are you planning to use any mechanisms to achieve efficiencies in the procurement of this project? No

If 'Others' please describe:

Procurement Mechanisms:

- Large scale contract procurement (as individual provider)
- Large scale contract procurement (through consortium)
- Bulk purchase of components
- Partnering supply chain
- Partnering arrangements with contractor
- Other

Save Delete Close

Update Site - [NP6684] - [SAVED] X

Lead Partner: NP6684 SPELTHORNE

Site Description: White House, Kingston Road Site ID: 31900

Location Local Authority: 306 Spelthorne Status: Complete

General **Geography** Section 106

O.S. Co-ordinates: X: 506192 Y: 170737

Postcode: TW15 3SE

Operating Area: South East

Rural Community

Rural Site: No

Community Size: []

Rural Exception Site: []

Provider rural classification: No

Provider comment (where provider rural classification different to Rural Site value): []

Save Delete Close

Update Site - [NP6684] - [SAVED]

Lead Partner: NP6684 SPELTHORNE

Site Description: White House, Kingston Road Site ID: 31900

Location Local Authority: 306 Spelthorne Status: Complete

General | Geography | Section 106

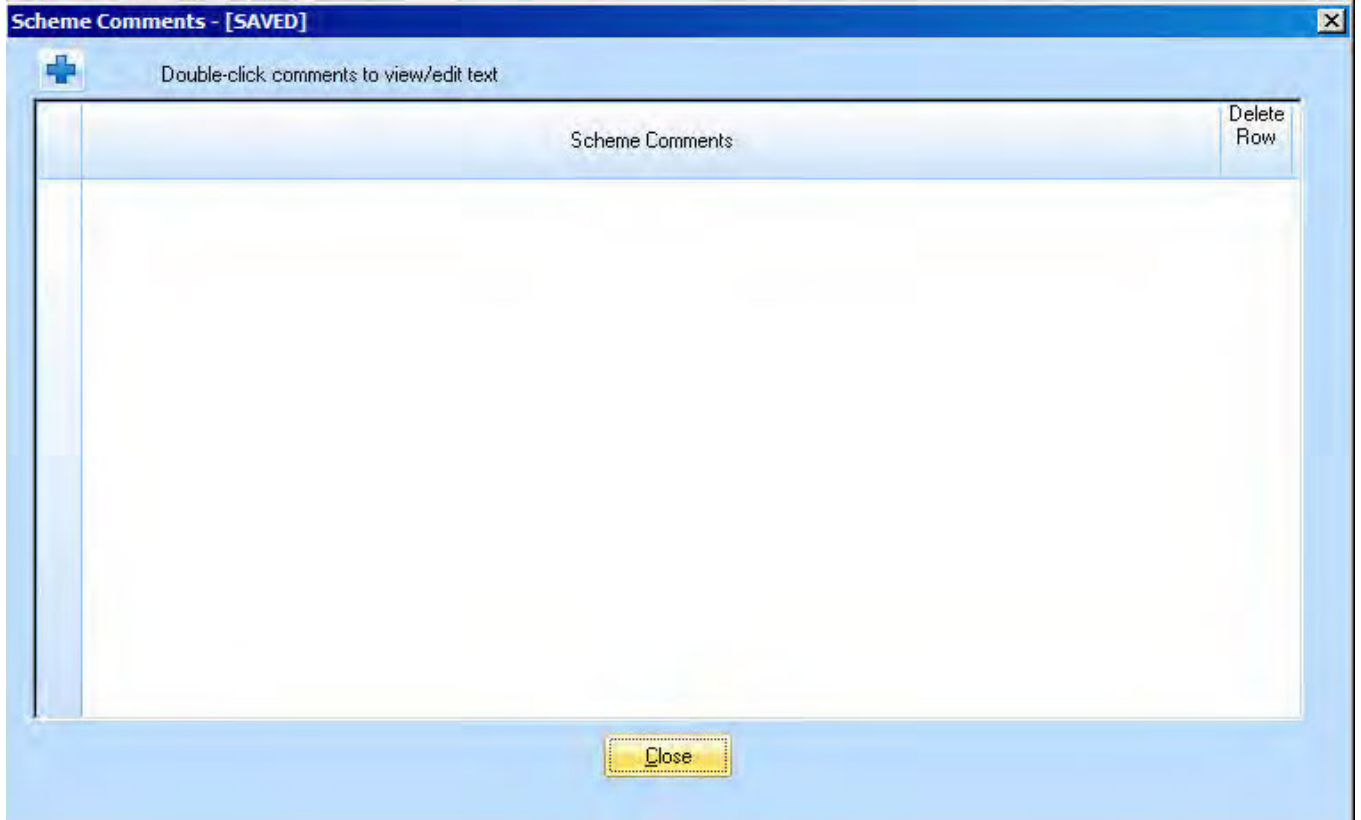
- Are the affordable homes part of a larger (mixed tenure) scheme and subject to contributions for affordable housing to be secured through a s.106 planning agreement? No
- Is there a completed s.106 affordable housing agreement for the scheme (i.e. signed and registered with Land Registry)?
- Does this s.106 explicitly require Homes England funding in order to complete, and if so has a DAT or similar test been carried out in order to demonstrate evidence of additionality?
- What is the anticipated timescale for achieving a completed s.106 (in months)?
- Is it anticipated that the proposed s.106 will be conditional on Homes England funding?
- What is the total number of affordable homes proposed on the whole scheme? (Do not enter the number for an individual phase, but for the scheme as a whole)
- What is the total number of all homes (including affordable and market homes) proposed on the whole scheme? (Do not enter the number for an individual phase, but for the scheme as a whole)
- Have you submitted Homes England's development appraisal model to evidence the additionality of the enhanced s.106 scheme?
- Have you submitted an alternative appraisal model to evidence the additionality of the enhanced s.106 scheme?

Save Delete Close

Offer Line Status Audit History - [SAVED]

| Date | Old Status | New Status | User | Comments |
|----------------------|------------|------------|----------|---|
| 30 Jul 2019 14:04:47 | | New | s. 40(2) | |
| 17 Sep 2019 13:44:58 | New | Submitted | | |
| 17 Sep 2019 16:30:09 | Submitted | New | | |
| 17 Sep 2019 16:31:41 | New | Submitted | | |
| 24 Sep 2019 08:36:57 | Submitted | New | | |
| 02 Oct 2019 11:02:32 | New | Submitted | | |
| 22 Oct 2019 15:27:13 | Submitted | Referred | | to make changes to White House unit numbers |
| 22 Oct 2019 15:37:18 | Referred | Submitted | | |
| 22 Oct 2019 16:18:39 | Submitted | Referred | | updating unit info |
| 22 Oct 2019 16:20:30 | Referred | Submitted | | |
| 25 Oct 2019 15:33:30 | Submitted | Accepted | | Approved at HPB 25/10/19 |
| 26 Feb 2020 11:54:57 | Accepted | Allocated | | Approved at HPB 25/10/19 |

Close



For Decision

UPDATE ON INVESTMENT PARTNER QUALIFICATION (IPQ)

Purpose: To provide an update on the qualification of new Investment Partners for SOAHP 16-21

Responsible officer: s. 40(2)

Prepared by: s. 40(2)

Attachments: Annex 1 Applications Assessment Summary

A MATTER FOR CONSIDERATION

1. This paper provides an update on the qualification and reinstatement of Investment Partners for the Shared Ownership and Affordable Homes Programme 16-21 and associated Affordable Housing programmes.

Out

Out

Out

4. This month 3 new applications and 2 updates of existing Investment Partner have been received and assessed as follows:

| Organisation seeking qualification as Investment Partner | OA | Organisation Type | Programme/initiative |
|--|----|-------------------|----------------------|
| Spelthorne Borough Council | SE | LA | SOAHP 16-21 |

Out of scope

Out of scope

Investment Partner Application Sections 1 and 2 – Good Standing/Legal Issues

6. A signed letter of Good Standing has been received from Spelthorne Borough Council, Out of scope
7. All applicants have confirmed that they have no court actions, leasehold valuation tribunals, investigations for health and safety offences or Housing Ombudsman determinations in their IPQ questionnaire responses.

Investment Partner Application Section 3 – Financial Tests

8. The financial (governance and viability) assessment is undertaken by the Regulator of Social Housing prior to allocation of Homes England's grant. The Regulator has confirmed that they do not currently have any governance and viability concerns regarding the RPs listed in Table 1.
9. For Local Authorities not registered with the Social Housing Regulator, financial viability consideration is undertaken by the Partners, Contracts and Assurance Team to ensure authorities are neither in special measures nor under the direction of the Secretary of State. Spelthorne Borough Council and Out of scope meets the criteria for financial viability for Local Authorities.

Investment Partner Application Section 4 – Technical Tests

10. All three new applicants met the minimum threshold required for Section 4 of the IPQ application and having reviewed the outcome of the technical assessment none of the findings prevent the award of IP status.

Summary recommendation

11. A summary of the assessment recommendations and findings from the assessment process are set out in Annex 1. HPB is invited to **CONSIDER & AGREE** the following recommendation for qualification for capital grant, under the LA Infrastructure strand of funding, for the Community Housing Fund, Move on and SOAHP 16-21:

| Organisation | Recommendation |
|----------------------------|--------------------------------|
| Spelthorne Borough Council | Full Investment Partner status |
| Out of scope | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] |

Out [REDACTED]

[REDACTED]

| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |
|------------|------------|------------|------------|------------|
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |
| [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] | [REDACTED] |

TABLE 1
Summary of the Assessment Recommendations from the Investment Partner Qualification Assessment Process for SOAHP 16/21

| Organisation seeking qualification or update as Investment Partner | Sections 1 & 2 | Section 3 | Section 4 Minimum Threshold Score – 33 | Recommendation |
|--|----------------|-----------|---|-------------------------|
| Spelthorne Borough Council | PASS | N/A | PASS | Full Investment Partner |
| Out of scope | | | | |



s. 40(2)

Spelthorne Borough Council
Staines-upon-Thames
TW18 1XB

16th December 2019

Dear s. 40(2)

Shared Ownership and Affordable Home Programme 2016-21 – Investment Partner Qualification

I am writing to formally confirm the outcome of your submission for qualification for the Homes England Shared Ownership and Affordable Home Programme 2016-21.

On the basis of the information you submitted in response to the Investment Partner Qualification Questionnaire we are pleased to inform you that with effect from 16/12/2019, Spelthorne Borough Council (NP6684) is qualified to participate in the Shared Ownership and Affordable Home Programme.

We would be grateful if you could note the following:

Communication with Homes England

We strongly recommend that you continue regular communication with Homes England. Your operating area lead contact is s. 40(2) in the Homes England South East Office who can be contacted via email on s. 40(2) [@homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk).

Changes to partnerships

Your qualification is based on the partnership/organisation outlined in your Qualification Questionnaire and supporting information. If there are any changes to your partnership/organisation, you must inform us and these may require the submission of additional information or affect our view of your continued qualification.

Payment details for claims

So as not to delay the payment of any grant claims you make, please ensure you email creditors@homesengland.gov.uk with details of your bank details, including your provider code in the email. Bank details need to be submitted on company headed paper, and for security reasons please ensure that the email is only sent to Creditors (i.e. please do not cc anyone else).

We look forward to working with you in the future.

Yours sincerely

s. 40(2)

s. 40(2)

s. 40(2)

From: s. 40(2) @spelthorne.gov.uk>
Sent: 04 December 2018 16:56
To: s. 40(2)
Subject: White House Hostel
Attachments: 1334-SC-(Floor Plans Rev B).pdf

Hi s. 40(2)

As discussed, here are our current plans for White House Hostel. The plans are still subject to further tweaks by the project team and Salvation Army Housing Association, but the scheme is largely expected to be delivered as shown.

23 en-suite rooms with shared kitchens in clusters of 3-5 units, with 7 move-on flats on the top floor, with associated communal areas.

Any initial HE feedback would be useful in anticipation of our costings being drawn up.

Kind regards,

s. 40(2)

Spelthorne Borough Council
Council Offices, Knowle Green, Staines-upon-Thames, TW18 1XB
Tel: s. 40(2)



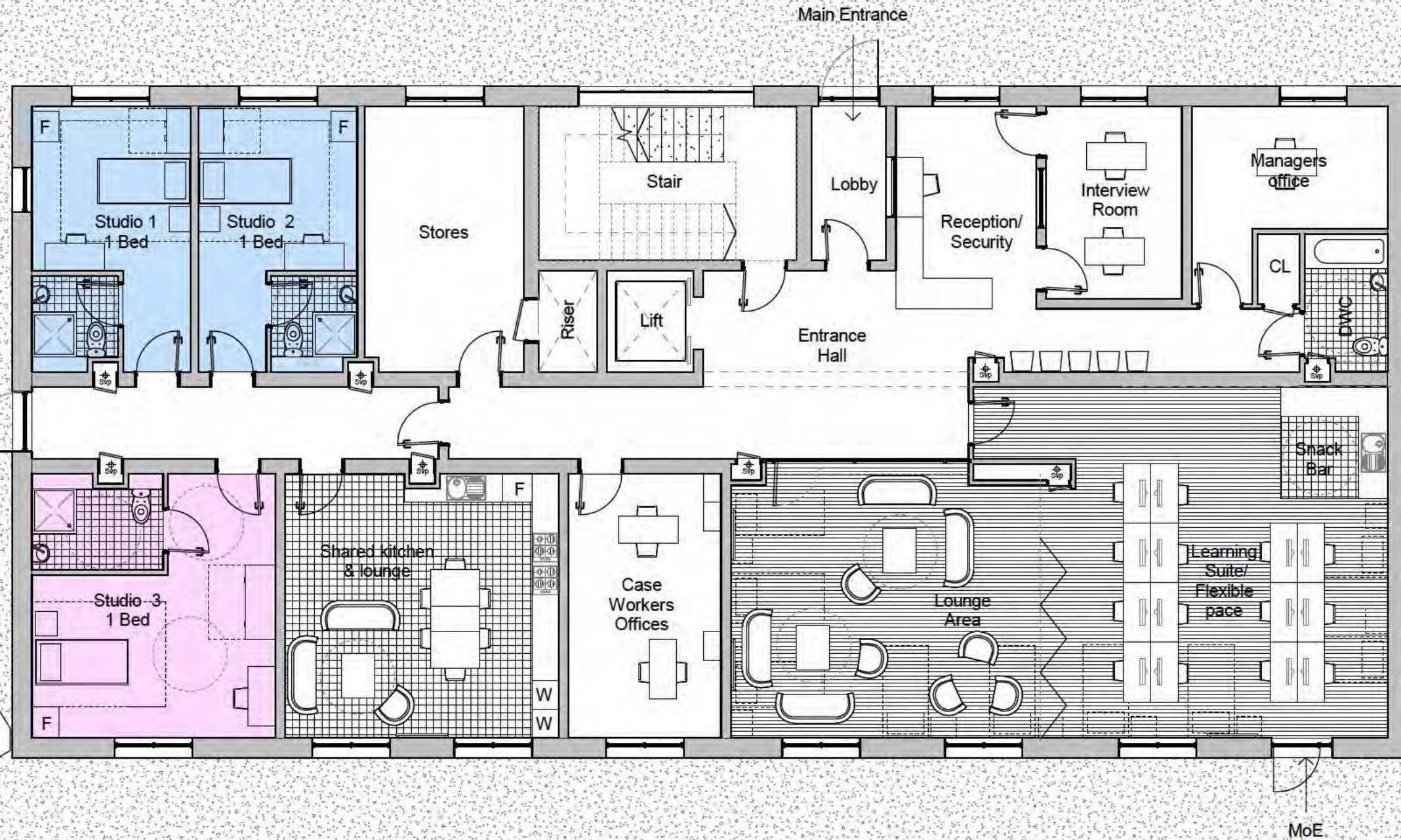
www.eventbrite.co.uk/e/heathrow-launchpad-business-incubator-open-evening-and-networking-tickets-52664377571

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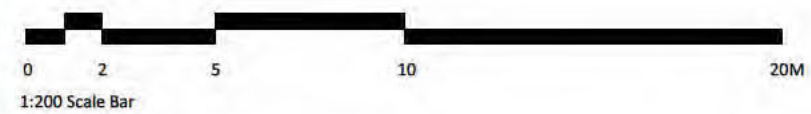


1. GROUND FLOOR PLAN
1 : 100

WHITE HOUSE DEPOT - HOSTEL

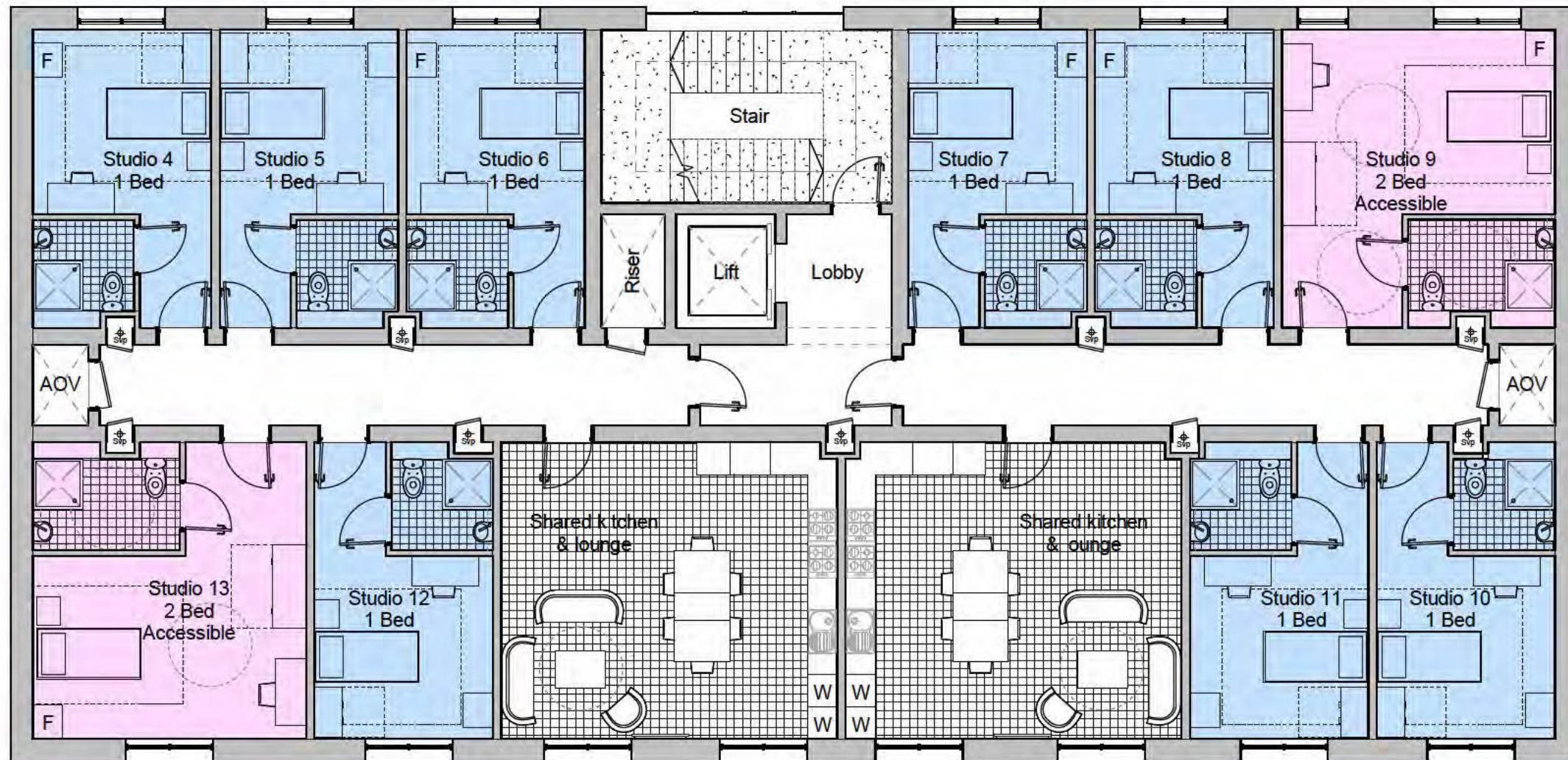
DRAFT

GROUND FLOOR PLAN

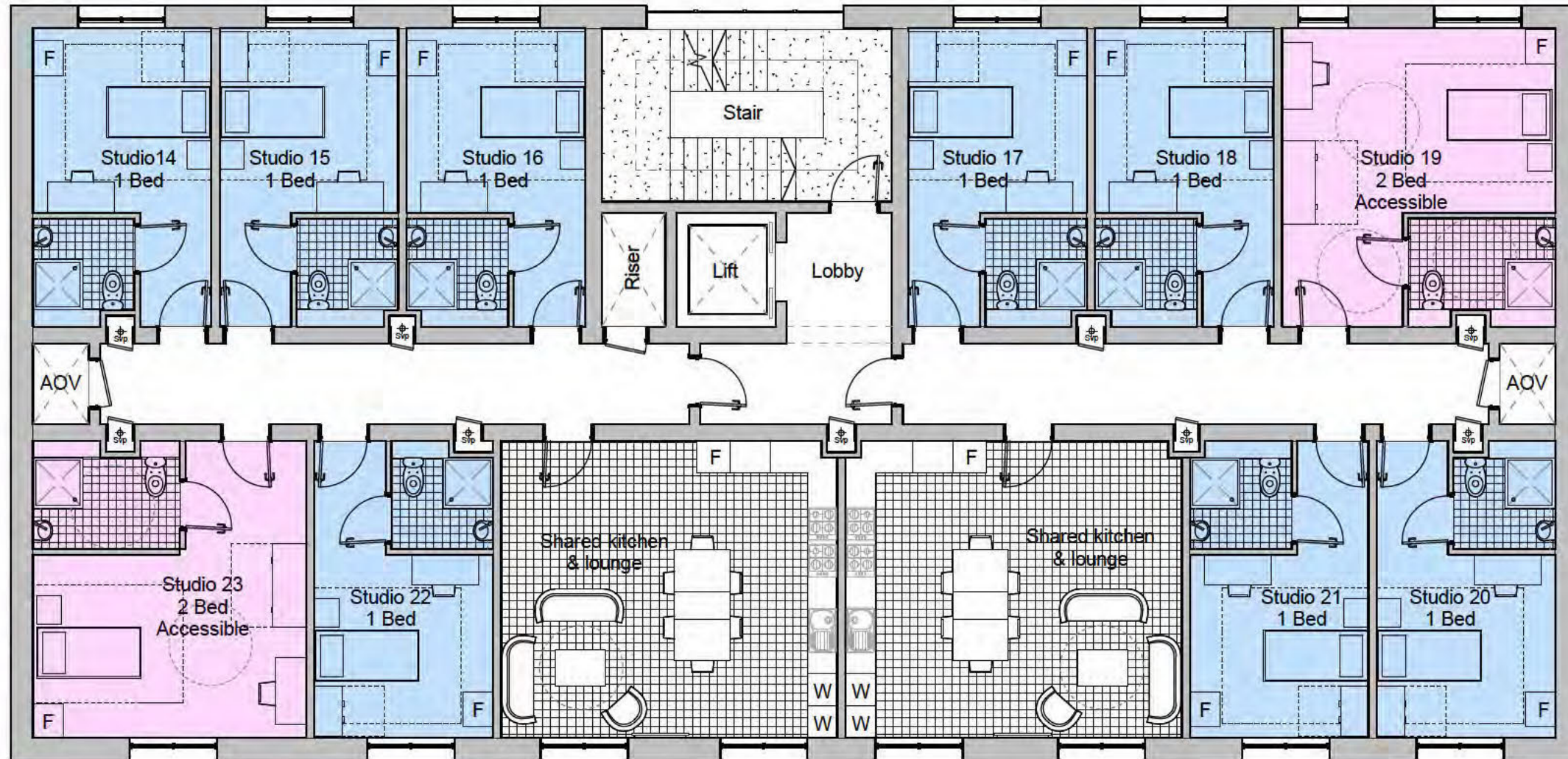


| Drawn By | Checked By | Authorised By | Revision By | Rev Auth By |
|----------|------------|---------------|---------------|-------------|
| MC | NT | NT | NT | MC |
| Date | Scale | Drawing No. | Revision date | Rev |
| 05/09/18 | 1 : 100@A3 | 1308/ SC /003 | 25/10/18 | B |

1 Castle Yard Richmond London TW10 6TF
t +44 (0) 20 8332 3900
f +44 (0) 20 8332 3901
www.mydn-a.com



1 FIRST FLOOR PLAN
1 : 100



1 SECOND FLOOR PLAN
1 : 100

| Drawn By | Checked By | Authorised By | Revision By | Rev Auth By |
|----------|------------|---------------|---------------|-------------|
| MC | NT | NT | NT | MC |
| Date | Scale | Drawing No. | Revision date | Rev |
| 10/09/18 | 1 : 100@A3 | 1308/ SC /005 | 25/10/18 | B |



1 THIRD FLOOR PLAN
1 : 100

| Drawn By | Checked By | Authorised By | Revision By | Rev Auth By |
|----------|------------|---------------|---------------|-------------|
| MC | NT | NT | NT | MC |
| Date | Scale | Drawing No. | Revision date | Rev |
| 10/09/18 | 1 : 100@A3 | 1308/ SC /006 | 25/10/18 | B |

s. 40(2)

From: s. 40(2) @spelthorne.gov.uk>
Sent: 13 March 2019 10:46
To: s. 40(2)
Subject: RE: SOAHP 16-21 completions

Ta everso.

Out of scope The White House Hostel may look a bit less likely until we can figure out the political issues on that site.

Thanks,
s. 40(2)

From: s. 40(2) @homesengland.gov.uk]
Sent: 13 March 2019 10:39
To: s. 40(2) @spelthorne.gov.uk>
Subject: RE: SOAHP 16-21 completions

Hi David

Our current position – and IMS restriction – is that we can only accept schemes forecasting to PC by 31 March 2021.

Schemes that are forecasting into PC in 2021/22, we are looking at very cautiously as there is very limited headroom within that budget.

Kind Regards,

s. 40(2)



s. 40(2)

s. 40(2)

Eastbrook, Shaftsbury Road
Cambridge
CB2 8BF

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From: s. 40(2) [redacted] [@spelthorne.gov.uk](mailto:s.40(2)@spelthorne.gov.uk)

Sent: 13 March 2019 10:29

To: s. 40(2) [redacted]

Subject: SOAHP 16-21 completions

Hi s. 40(2) [redacted]

Could you please confirm the position regarding when grant funded schemes under this programme need to complete by?

Many thanks,

s. 40(2) [redacted]



www.spelthorne.gov.uk/local-election

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s. 40(2)

From: s. 40(2) @spelthorne.gov.uk>
Sent: 12 June 2019 08:42
To: s. 40(2)
Subject: FW: White House Hostel
Attachments: 1334-PL-1000 (Level 00 Floor Plans GA).pdf; 1334-PL-1001 (Level 01 Floor Plans GA).pdf; 1334-PL-1002 (Level 02 Floor Plans GA).pdf; 1334-PL-1003 (Level 03 Floor Plans GA).pdf

Hi s. 40(2)

Just to keep you updated, this is the new scheme we are about to put through IMS – it went to planning last week. This is the one in partnership with Salvation Army.

Having some IMS connectivity issues but asking our ICT to look into this.

We are having a slight disagreement with SAHA on rent setting (as in who is responsible at this point) and service charges. How accurate does the rent within the bid have to be at this stage?

We are aiming for a 31.3.21 completion on this scheme.

Thanks,

s. 40(2)

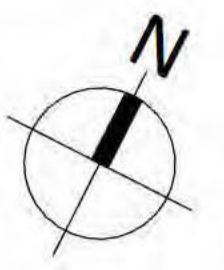
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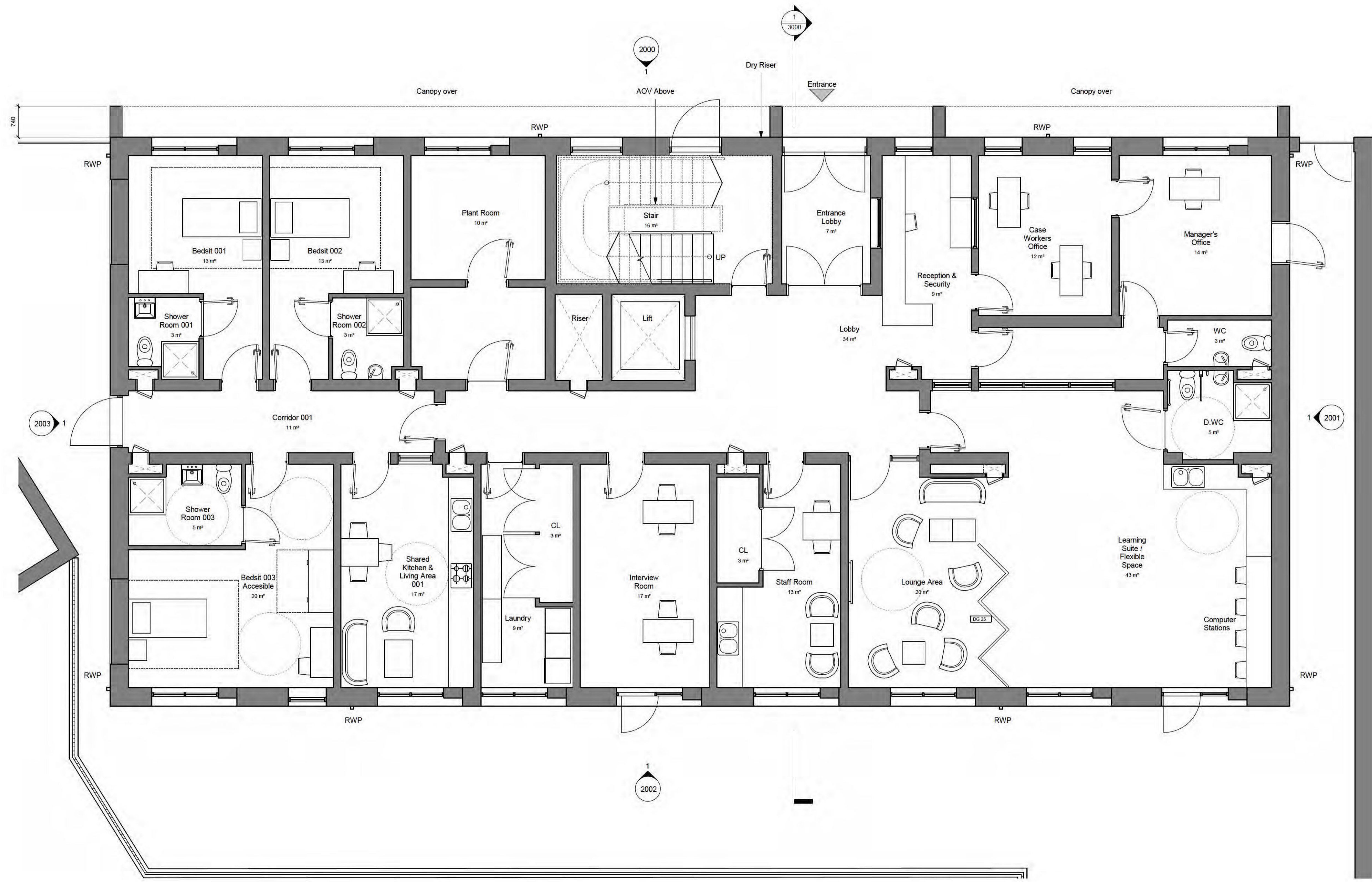
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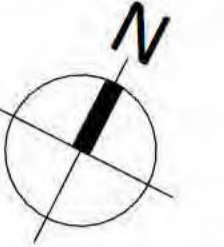


WHITE HOUSE HOSTEL

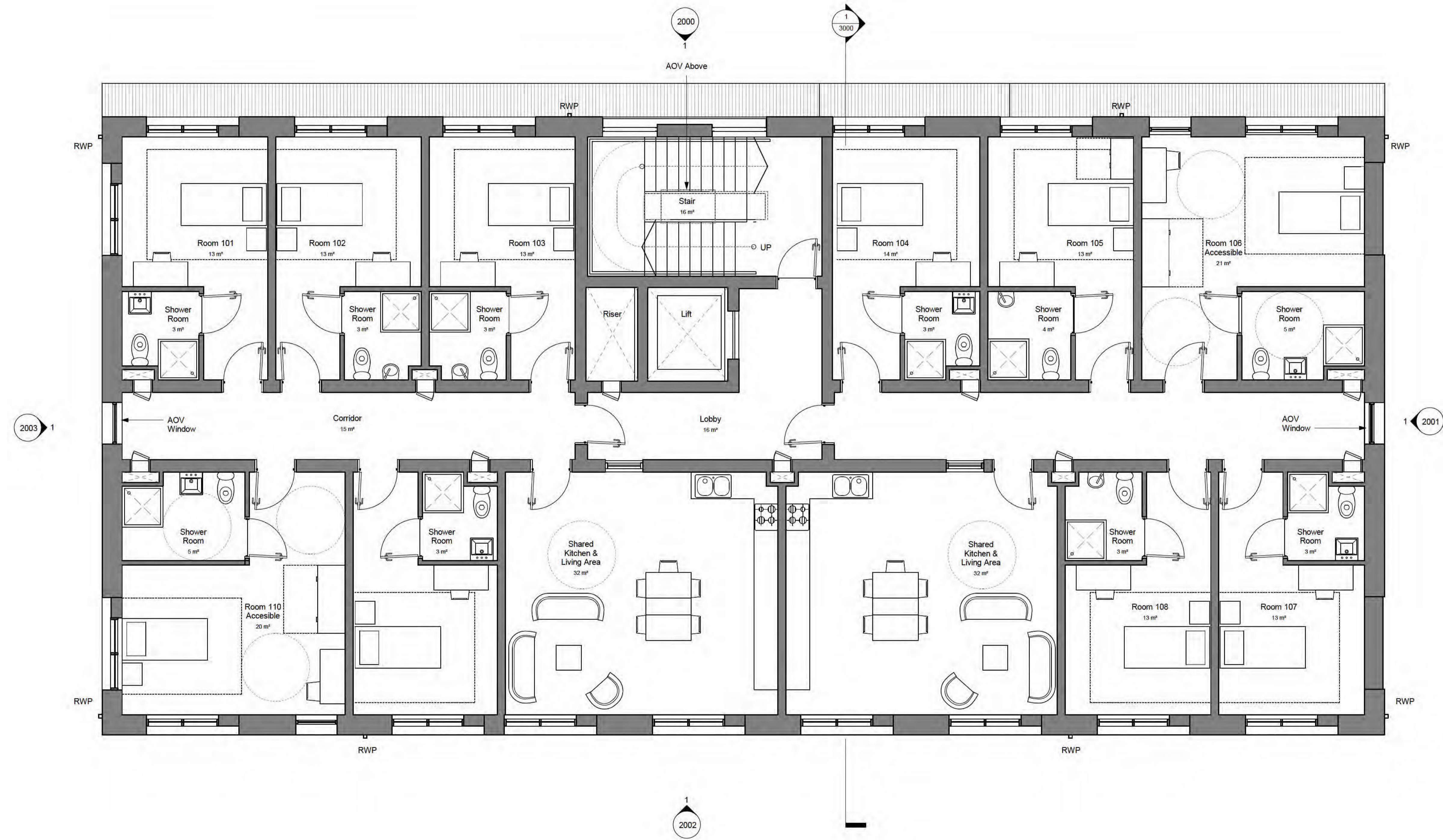
DRAFT

Level 00 Floor Plans GA

| Drawn By: | Checked By: | Authorised By: | Revision By: | Rev Auth By: |
|-----------|-------------|----------------|----------------|--------------|
| GG | PB | NT | | |
| Date | Scale | Drawing No. | Revision date: | Rev |
| 08/05/19 | 1 : 50@A1 | 1334-PL-1000 | | |



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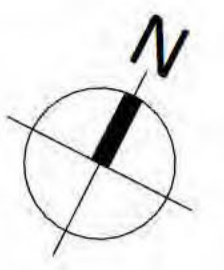
WHITE HOUSE HOSTEL

DRAFT

Level 01 Floor Plans GA



| | | | | |
|-----------|-------------|----------------|----------------|--------------|
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| GG | PB | NT | | |
| Date | Scale | Drawing No. | Revision date: | Rev |
| 08/05/19 | 1 : 50@A1 | 1334-PL-1001 | | |



GENERAL NOTE:
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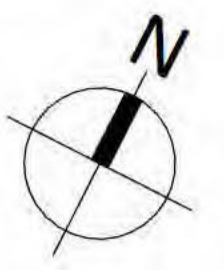


WHITE HOUSE HOSTEL

DRAFT

Level 02 Floor Plans GA

| | | | | |
|-----------|-------------|----------------|----------------|--------------|
| Drawn By: | Checked By: | Authorised By: | Revision By: | Rev Auth By: |
| GG | PB | NT | | |
| Date | Scale | Drawing No. | Revision date: | Rev |
| 08/05/19 | 1 : 50@A1 | 1334-PL-1002 | | |



GENERAL NOTE:
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WHITE HOUSE HOSTEL

DRAFT

Level 03 Floor Plans GA

| | | | | |
|-----------|-------------|----------------|----------------|--------------|
| Drawn By: | Checked By: | Authorised By: | Revision By: | Rev Auth By: |
| GG | PB | NT | | |
| Date | Scale | Drawing No. | Revision date: | Rev |
| 08/05/19 | 1 : 50@A1 | 1334-PL-1003 | | |

s. 40(2)

From: s. 40(2) @spelthorne.gov.uk>
Sent: 25 June 2019 15:26
To: s. 40(2)
Subject: RE: White House Hostel

Hi s. 40(2)

Sorry for the delay in coming back to you since you spoke with your manager. In response to your queries, in order:

- The design is based upon the extensive experience of SAHA and the Salvation Army. As part of the brief, we wanted a facility where all agencies could wrap around tenants within the building to promote recovery and rehabilitation. Once planning is achieved and we start on site, we are planning to get partner agencies (CCG, CMHT, DWP, drug/alcohol, outreach) together on a working group to make sure we have services designed for tenants which can be delivered from the hostel. It's similar in size to another facility which we viewed which is run very well by Salvation Army in Camberwell. The flexible space will also be used for our winter shelter provision which will support the Government's Rough Sleeping Strategy aims of prevention, intervention and recovery for those sleeping rough, or at risk of sleeping rough. It will negate the need to use nightly paid, usually out of borough.
- We considered putting all of the accessible rooms on the ground floor, but decided as a project group that we wanted to integrate residents across the scheme, and not segregate any client group to one particular area of the scheme.
- In relation to the breakdown of acquisition fees, I was passed incorrect information. These fees were actually £69,721 excluding legal fees recharged from our internal team:

| | |
|-------------------|---|
| £68,750.00 | Stamp Duty Land Tax |
| £445.00 | Land Registry fee |
| £420.26 | Search Package |
| £94.00 | Chancel Repair Indemnity Insurance Policy |
| £6.00 | Bankruptcy search |
| £6.00 | Official searches with priority |
| £69,721.26 | Total Fees |

As a result of the revised fees I have re-tweaked the project costs:

| | |
|-------------|----------------|
| Acquisition | £ 1,250,000.00 |
| Fees | £ 69,721.00 |

| | | |
|---------------------|----------|---------------------|
| Demolition | £ | 29,000.00 |
| Design | £ | 417,000.00 |
| Build | £ | 4,000,000.00 |
| Project Cost | £ | 5,765,721.00 |

Spelthorne funding £3,796,000 – 66% of project costs, requiring grant of £1,969,721 grant (£63,548 per unit) to make the scheme work. Our remaining funds are from s106 commuted sums and will deplete that funding pot, so that maxes us out for this project.

Any feedback welcome please. Feel free to give me a call if you would like to discuss.

Thanks,

s. 40(2)

From: S. 40(2) [redacted]@homesengland.gov.uk]

Sent: 20 June 2019 13:19

To: S. 40(2) [redacted]@spelthorne.gov.uk>

Subject: RE: White House Hostel

Thanks

s. 40(2)

I have sat with my manager had a look at plans and thoughts are:

- There is considerable communal space by way of office space/interview room/case worker space – I know you said the design was worked up with SAHA so is this their inout of what useable space they need? Do they intend to have people working out of there that are not focused on tenants in this building?
- On the ground floor – has it been considered changing bedrooms 1 and 2 to be an accessible room therefore providing further provision on the ground floor rather than on higher floors where risk of lift failure is possible?
- The acquisition fees seem really high – would you be able to break down what those fees are?

Kind Regards,

S. 40(2)



s. 40(2)

Eastbrook, Shaftsbury Road
Cambridge
CB2 8BF

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From: s. 40(2) [redacted] [@spelthorne.gov.uk](mailto:[redacted]@spelthorne.gov.uk)

Sent: 19 June 2019 16:47

To: s. 40(2) [redacted]

Subject: RE: White House Hostel

Hi s. 40(2) [redacted]

I understand that this scheme will be Affordable Rent, up to 80% of market value.

In terms of communal space, the split is:

| | |
|-----|---|
| 42% | % accommodation (non-shared) |
| 58% | % shared areas / office / interview / shared living & kitchen space |

Many thanks,

s. 40(2) [redacted]

From: S. 40(2) [redacted] [@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)

Sent: 19 June 2019 15:46

To: S. 40(2) [redacted] [@spelthorne.gov.uk](mailto:[redacted]@spelthorne.gov.uk)>

Subject: RE: White House Hostel

Just to confirm, will this be Affordable or Social Rent? (if AR what is the % i.e. 80% of market value)?

Do you have a % of what the communal space is of the whole scheme?

Kind Regards,

S. 40(2)
[redacted]



S. 40(2)
[redacted]

Eastbrook, Shaftsbury Road
Cambridge
CB2 8BF

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From: S. 40(2) [redacted]@spelthorne.gov.uk]
Sent: 19 June 2019 14:32
To: S. 40(2) [redacted]
Subject: RE: White House Hostel

Hi S. 40(2)

Sorry – meant to grab you to chat after the meeting this morning, but missed you.

For this project we will be seeking £2m HE grant, which represents 35% of the total project costs:

| | |
|---------------------|-----------------------|
| Acquisition | £ 1,250,000.00 |
| Acquisition Fees | £ 100,000.00 |
| Demolition | £ 29,000.00 |
| Design | £ 417,000.00 |
| Build | £ 4,000,000.00 |
| Project Cost | £ 5,796,000.00 |

Spelthorne's total project contribution is / will be £3,796,000 – 65% of project costs.

There are 31 units in total, so on a crude 'per unit' basis it's just under £65k per unit. However, the scheme does include a lot of communal space and office for the Salvation Army – including half of the ground floor.

Could you please let me have your initial feedback on these figures before I complete the Cabinet paper and start on IMS. Please feel free to give me a call if it's easier to chat on the phone.

Many thanks,

S. 40(2) [redacted]

From: S. 40(2) [redacted]
Sent: 12 June 2019 08:42
To: S. 40(2) [redacted]@homesengland.gov.uk>
Subject: FW: White House Hostel

Hi S. 40(2)

Just to keep you updated, this is the new scheme we are about to put through IMS – it went to planning last week. This is the one in partnership with Salvation Army.

Having some IMS connectivity issues but asking our ICT to look into this.

We are having a slight disagreement with SAHA on rent setting (as in who is responsible at this point) and service charges. How accurate does the rent within the bid have to be at this stage?

We are aiming for a 31.3.21 completion on this scheme.

Thanks,

s. 40(2)

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s. 40(2)

From: s. 40(2)
Sent: 05 August 2019 11:09
To: s. 40(2)
Subject: RE: White House hostel - rent levels

Hi s. 40(2)

Have you read the Rent Standard guidance? It covers where Social Rent might be exempt.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/419271/Rent_Standard_Guidance_2015.pdf

Kind Regards,

s. 40(2)



Northstowe House
Rampton Road
Longstanton
Cambridge
CB24 3EN

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From: S. 40(2) [redacted]@spelthorne.gov.uk]

Sent: 02 August 2019 07:23

To: S. 40(2) [redacted]

Subject: RE: White House hostel - rent levels

Hi S. 40(2) [redacted]

Thanks for confirming. Is the tenure exception included within the SR addendum as I've had a quick flick through and it just refers back to the prospectus, which refers to housing for disabled and vulnerable people.

Kind regards,

S. 40(2) [redacted]

From: S. 40(2) [redacted]@homesengland.gov.uk]

Sent: 01 August 2019 16:42

To: S. 40(2) [redacted]@spelthorne.gov.uk>

Subject: RE: White House hostel - rent levels

Hi S. 40(2) [redacted]

An Affordable Rent scheme must include service/support charges and cannot exceed 80% of market rents.

Social Rent would be the core rent and service/support charges are separate (for us). But as the scheme is not for permanent accommodation I don't think you can charge a SR.

Kind Regards,

s. 40(2)



Northstowe House
Rampton Road
Longstanton
Cambridge
CB24 3EN

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From: s. 40(2) [redacted] [@spelthorne.gov.uk](mailto:s.40(2)@spelthorne.gov.uk)

Sent: 01 August 2019 08:11

To: s. 40(2) [redacted]

Subject: White House hostel - rent levels

Hi s. 40(2) [redacted]

Reference the White House hostel plans, can you please confirm if the rent at up to 80% of market includes the support element? We can get a market valuation of the core rent level, and take up to 80% of this level but it would not reflect the support charges which would not be HB or UC eligible anyway. Do we base our proposal just on the core rent element?

Any guidance would be appreciated.

Many thanks,

s. 40(2)



www.spelthorne.gov.uk/finalconsultation

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s. 40(2)

From: s. 40(2) @spelthorne.gov.uk>
Sent: 19 September 2019 16:27
To: s. 40(2)
Subject: White House

Hi s. 40(2)

Some good news FYI – planning consent for the White House Hostel was granted last night at Planning Committee.

Kind regards,

s. 40(2)

Spelthorne Borough Council
Council Offices, Knowle Green, Staines-upon-Thames, TW18 1XB
Tel: s. 40(2)

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s. 40(2)

From: s. 40(2) @spelthorne.gov.uk>
Sent: 30 September 2019 16:10
To: s. 40(2)
Subject: RE: Submission

Hi s. 40(2)

Out of scope

Please let me know if you have any further queries.

Kind regards,

s. 40(2)

From: s. 40(2) @homesengland.gov.uk]
Sent: 30 September 2019 12:05
To: s. 40(2) @spelthorne.gov.uk>
Subject: RE: Submission

Out of scope

Kind Regards,

s. 40(2)



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From: s. 40(2) [redacted] [@spelthorne.gov.uk](mailto:s.40(2)@spelthorne.gov.uk)
Sent: 26 September 2019 09:29
To: s. 40(2) [redacted]
Subject: RE: Submission

Hi s. 40(2) [redacted]

Just on the point of the licences at the White House, Salvation Army confirm to me that the licences will be for at least 28 days.

I still need to update IMS – the past two days have been manic so not spent much time in the office, where my IMS login details are! I'll let you know when I have re-submitted.

Thanks,
s. 40(2) [redacted]

From: S. 40(2) [redacted]@homesengland.gov.uk>

Sent: 24 September 2019 10:58

To: S. 40(2) [redacted]@spelthorne.gov.uk>

Subject: Submission

Hi S. 40(2) [redacted]

Could you let me know when you have resubmitted the two offers.

Is white house a nightly licence?

What 'needs' do you anticipate you will be meeting with both of the schemes? They are both providing support in some way.

Kind Regards,

S. 40(2) [redacted]
[redacted]
[redacted]
[redacted]



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s. 40(2)

From: s. 40(2) [redacted]@spelthorne.gov.uk>
Sent: 01 October 2019 16:52
To: s. 40(2) [redacted]
Subject: RE: Queries

Hi s. 40(2) [redacted]

Responses in red below.

Out of scope [redacted]

Thanks,

s. 40(2) [redacted]

From: s. 40(2) [redacted]@homesengland.gov.uk>
Sent: 01 October 2019 12:37
To: s. 40(2) [redacted]@spelthorne.gov.uk>
Subject: Queries

Hi s. 40(2) [redacted]

Chat with s. 40(2) [redacted] went well. There are just a couple of queries that I need to answer before taking to clinic tomorrow:

Out of scope [redacted]

[Redacted]

White House

- What was the previous use? The original building dated from the early nineteenth century and comprised a two storey house of white painted render under a hipped roof, with a later two and half storey extension to the north east. The building had serious disrepair issues and was unfit for human habitation. The original building was demolished in 2018, and the site has been vacant since, pending redevelopment plans.
- Is the SA support worker going to be there everyday? Just want to evidence the need for the abundant communal space There will be a staff presence 24/7. With three members of staff present in the day and 1 up to two members of staff overnight.
- Some info on works costs would also be helpful. The same answer as above applies, although there is far more communal space on this scheme. The scheme design has been put together in partnership with Salvation Army and SAHA, experts in their field for this type of provision.

Kind Regards,

s. 40(2) [Redacted]
[Redacted]
[Redacted]



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s. 40(2)

From: s. 40(2)
Sent: 22 October 2019 16:07
To: s. 40(2)
Subject: RE: White House units

Hmmm im not sure its correct – call me?

Kind Regards,

s. 40(2)

[Redacted signature block]



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From: S. 40(2) [redacted]@spelthorne.gov.uk]
Sent: 22 October 2019 15:38
To: S. 40(2) [redacted]
Subject: RE: White House units

OK – that’s back with you now.

Thanks,
s. 40(2) [redacted]

From: S. 40(2) [redacted]@homesengland.gov.uk>
Sent: 22 October 2019 15:00
To: S. 40(2) [redacted]@spelthorne.gov.uk>
Subject: RE: White House units

Will do – just on the phone won’t be long

Kind Regards,

S. 40(2) [redacted]
[redacted]
[redacted]



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From: s. 40(2) [redacted] [@spelthorne.gov.uk](mailto:[redacted]@spelthorne.gov.uk)
Sent: 22 October 2019 14:59
To: s. 40(2) [redacted]
Subject: RE: White House units

Right – I've got the answer, can you give me a call when you get a sec. Was hoping to leave around 4pm today...

From: s. 40(2) [redacted] [@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Sent: 22 October 2019 12:18
To: s. 40(2) [redacted] [@spelthorne.gov.uk](mailto:[redacted]@spelthorne.gov.uk)>
Subject: RE: White House units

Hi s. 40(2) [redacted]

Sorry I didn't say – s. 40(2) [redacted] needs this info today....is that likely do you think?

Kind Regards,

s. 40(2) [redacted]
[redacted]
[redacted]

s. 40(2)



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From: s. 40(2) [redacted] [\[redacted\]@spelthorne.gov.uk](mailto:[redacted]@spelthorne.gov.uk)

Sent: 22 October 2019 08:31

To: s. 40(2) [redacted]

Subject: RE: White House units

Hi [redacted] 0(2)

Got s. 40(2) voicemail... Trying to bottom out what I've done on IMS following our email chain below. Will let you know once it's sorted.

Thanks,
s. 40(2) [redacted]

From: S. 40(2)
Sent: 02 October 2019 10:56
To: S. 40(2) <[S.40\(2\)@homesengland.gov.uk](mailto:S.40(2)@homesengland.gov.uk)>
Subject: RE: White House units

Submitted!

From: S. 40(2) <[S.40\(2\)@homesengland.gov.uk](mailto:S.40(2)@homesengland.gov.uk)>
Sent: 01 October 2019 11:13
To: S. 40(2) <[S.40\(2\)@spelthorne.gov.uk](mailto:S.40(2)@spelthorne.gov.uk)>
Subject: White House units

Hello

Highlighted are what is currently in IMS – not highlighted is what I think it is from plans

Bedsits for 1person (non comp):

16 x 16sq.m Cat 1

5 x 17sq.m Cat 1

5 x 25sq.m Cat 3

1 x 26sq.m Cat 3

1 x 26sq.m Cat 3

1 x 30sq.m Cat 3

2 x 1bed 1 person Flat Cat 3 31sq.m (79.5%)

Bedsits for 1person (non comp):

16 x 16sq.m Cat 1 (16)

5 x 17sq.m Cat 1 (5)

5 x 25sq.m Cat 3 (4)

2 x 26sq.m Cat 3 (2)

1 x 30sq.m Cat 3 (1) (self con bedit)

2 x 1bed 1 person Flat 30/31 sq.m Cat 3 (79.5%) (3)

Kind Regards,

s. 40(2)



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s. 40(2)

From: s. 40(2)
Sent: 22 October 2019 16:22
To: s. 40(2) @homesengland.gov.uk
Subject: FW: Spelthorne - White House

Importance: High

Hi s. 40(2)

s. 40(2) has come back to me.

The Planning application states 27 x bedsits and 4 x flats.

IMS was slightly off and s. 40(2) has amended. What might be slightly confusing is that IMS shows 28 x bedsits and 3 x flats, however please note that from a Planning perspective they defined the 1 x 26sq.m self-contained bedsit as a flat whereas we would consider it a bedsit (there is no wall separating the kitchen/living space from the bed space).

s. 40(2) was also going to try to get hold of you as he's had a chat with his Chief Exec and wanted to update you on Spelthorne's position, I think he's left you a voicemail.

Kind Regards,

s. 40(2)



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From: S. 40(2) [redacted]@homesengland.gov.uk]

Sent: 21 October 2019 18:03

To: S. 40(2) [redacted]

Subject: Spelthorne - White House

Importance: High

Hi S. 40(2)

I've left a message with S. 40(2) asking him to clarify their IMS submission for the White House. The planning documents state that there are 27 bedsits and four flats, but the application is for 28 bedsits and three flats. We are going to be writing to the Residents Group tomorrow and therefore I would like to clarify which of these is correct as currently the IMS submission is not exactly as per the planning decision. I need to confirm to S. 40(2) prior to her releasing her legal findings to S. 40(2) (I'd like this to happen tomorrow). I've asked S. 40(2) to get in touch with you as I will be in meetings tomorrow morning.

Regards

S. 40(2)

OFFICIAL

Out of scope

[REDACTED]

Out of scope

From: S. 40(2) [REDACTED]@homesengland.gov.uk>
Sent: 18 September 2019 10:02
To: S. 40(2) [REDACTED]@spelthorne.gov.uk>
Subject: Re: Offer Lines submitted: White House & Harper House

Morning

I just wanted to confirm receipt of the submissions and your email bits below. I'll start on these tomorrow and come back to you if I need to.

Best
s. 40(2)

On 17 Sep 2019 16:26, s. 40(2) <[redacted]@spelthorne.gov.uk> wrote:
Hi s. 40(2)

Just to confirm, I have submitted the Offer containing the two Offer Lines – Harper House and White House.

White House

Attached is the Planning Statement of Need which sets out more detail on the White House scheme. Additionally:

- There is a lot of communal space on this scheme – this accounts for 58% including the shared kitchen / lounge areas, the learning suite, and the offices. This is why the £/m2 is quite high.
- The property was purchased off a private owner at a RIC valuation carried out by an external consultant. The original building was not fit for human habitation and has since been demolished.
- The proposed lease length for Salvation Army is 15 years, which demonstrates the long term arrangement we are seeking on this project.
- Planning Committee is considering this application tomorrow evening.
- Practical completion expected end January 2021.

Out of scope

[Redacted content]

Please let me know if you have any further questions.

Kind regards,

s. 40(2)

[Redacted signature]

s. 40(2)

Spelthorne Borough Council

Council Offices, Knowle Green, Staines-upon-Thames, TW18 1XB

Tel: 01784 446364

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From: S. 40(2)
Sent: 14 October 2019 14:39
To: S. 40(2) @homesengland.gov.uk <S. 40(2) @homesengland.gov.uk>
Subject: White House - Spelthorne query

Hi S. 40(2)

I have spoken to my contact at Spelthorne about the Officers report, he said the reason behind the emphasis on it not being Affordable Housing/Residential is due to parking requirements. If the scheme was considered residential they would have had to provide 31 car parking spaces but as 'sui generis' they were able to provide 9 spaces. They have stated that it is not residential but Specialist Housing so they therefore are not subject to same requirements as residential such as S106 obligations.

Kind Regards,

S. 40(2)



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From: S. 40(2)
Sent: 01 August 2019 16:27
To: S. 40(2) @homesengland.gov.uk
Subject: RE: White House hostel - rent levels

Do you think homeless accommodation would be suitable?

Kind Regards,

s. 40(2)



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From: S. 40(2) [redacted] [@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)
Sent: 01 August 2019 16:25
To: S. 40(2) [redacted]
Subject: Re: White House hostel - rent levels

Where it is a scheme with high service charges, like extra care; or in a very low value area where there is some service charge, for instance flats. This can occur in deprived coastal towns mostly.

So an RP might want to tick the box when it is a scheme they are doing in a non-eligible area for SR, and they doing a AR scheme but wish to do SR as an exception (I think)

S. 40(2) [redacted]

From: S. 40(2) [redacted] [@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Sent: 01 August 2019 16:21:23

To: s. 40(2) [redacted]@homesengland.gov.uk>

Subject: FW: White House hostel - rent levels

Hi s. 40(2) [redacted]

I always get in a muddle with this....

AR can include service/support charges up to 80%

SR is just rent and service/support charges on top separately

In what instances would we let them tick the box below?

Target rent plus service charges exceeds 80% of the market rent.

Kind Regards,

s. 40(2) [redacted]
[redacted]
[redacted]



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From: S. 40(2) [redacted] @spelthorne.gov.uk]

Sent: 01 August 2019 08:11

To: S. 40(2) [redacted]

Subject: White House hostel - rent levels

Hi S. 40(2) [redacted]

Reference the White House hostel plans, can you please confirm if the rent at up to 80% of market includes the support element? We can get a market valuation of the core rent level, and take up to 80% of this level but it would not reflect the support charges which would not be HB or UC eligible anyway. Do we base our proposal just on the core rent element?

Any guidance would be appreciated.

Many thanks,

S. 40(2) [redacted]



www.spelthorne.gov.uk/finalconsultation

Spelthorne Means Business

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Out of scope

OFFICIAL

From: S. 40(2)
Sent: 07 January 2019 16:06
To: S. 40(2) @spelthorne.gov.uk
Subject: RE: White House single person homeless hostel

Happy New Year s. 40(2) Hope you had a fab break.

Yes, usually we do see such costs included in Total Scheme Costs especially for things essential to the residency – not so much for the communal areas

Kind Regards,

s. 40(2)



s. 40(2)

s. 40(2)

Eastbrook, Shaftsbury Road
Cambridge
CB2 8BF

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We're the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. [Find out more and help make this happen.](#)



From: s. 40(2) [@spelthorne.gov.uk](mailto:s.40(2)@spelthorne.gov.uk)

Sent: 07 January 2019 10:53

To: s. 40(2)

Subject: White House single person homeless hostel

Hi s. 40(2)

Happy New Year! Hope you had a good one.

Just catching up after having a couple of weeks off...

We are negotiating with Salvation Army on the specification for this building. They are asking about furnishings, and IT equipment, as well as CCTV and phone lines. Do these form part of the project costs which can be included within a grant application, or do you only look to the fabric of the building? I've flicked through the prospectus but couldn't see anything obvious.

Thanks,

s. 40(2)

Spelthorne Borough Council

Council Offices, Knowle Green, Staines-upon-Thames, TW18 1XB

Tel: S. 40(2)



www.eventbrite.co.uk/e/heathrow-launchpad-business-incubator-open-evening-and-networking-tickets-52664377571

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s. 40(2)

From: s. 40(2)
Sent: 05 November 2019 11:22
To: s. 40(2)
Subject: Publicity - Grant Awards

Hi s. 40(2)

I have left you a voice message regarding publicity for grant awards. Homes England will not be conducting any publicity regarding our support to schemes, including grant awards, during the purdah period related to the upcoming election. I would be grateful if the Local Authority could also refrain from publicising any grant awarded during this period. Whilst the decision for the two Spelthorne schemes has been made and recorded in IMS, the allocation has not actually yet been activated in IMS.

I'd be happy to discuss any implications regarding the allocation and contracting timescale as I am aware that you need to start on site soon.

Many thanks.

s. 40(2)

[REDACTED]

Northstowe House
Rampton Road
Longstanton
Cambridge
CB24 3EN

s. 40(2)



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OFFICIAL

s. 40(2)

From: s. 40(2) @homesengland.gov.uk>
Sent: 14 October 2019 14:39
To: s. 40(2)
Subject: White House - Spelthorne query

Hi s. 40(2)

I have spoken to my contact at Spelthorne about the Officers report, he said the reason behind the emphasis on it not being Affordable Housing/Residential is due to parking requirements. If the scheme was considered residential they would have had to provide 31 car parking spaces but as 'sui generis' they were able to provide 9 spaces. They have stated that it is not residential but Specialist Housing so they therefore are not subject to same requirements as residential such as S106 obligations.

Kind Regards,

s. 40(2)
[Redacted]
[Redacted]
[Redacted]



Northstowe House
Rampton Road
Longstanton
Cambridge
CB24 3EN

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Homes
England

s. 40(2)

at the Council Offices,
Knowle Green,
Staines-upon-Thames,
TW18 1XB

06 October 2020

Dear s. 40(2)

**Spelthorne Borough Council – Shared Ownership Affordable Homes
Programme 2016-2021**

I am pleased to enclose your SOAHP 2016-21 Grant Agreement for execution. I would be grateful if you can arrange for both copies to be executed but **not dated** please.

Both copies should then be returned for my attention at the address below along with the dated Form of **Legal Opinion**¹.

On receipt, I will arrange for Homes England to execute the documents and once that's done, I will contact you to confirm that you are happy for the documents to be dated and completed. I will then return your copy of the agreement for your records.

I trust all is satisfactory, but if you have any queries please do not hesitate to get in touch with myself.

Yours sincerely,

s. 40(2)

¹ *The agreement requires that the Agency receives a Legal Opinion from the Councils solicitor in the form set out in Schedule 5, prior to dating of the agreement.*

White House Hostel Project

Planning Statement of Need



Introduction and context

Spelthorne Borough Council (SBC) transferred its housing stock to what is now A2Dominion back in 1996. At the time, the cost of bringing the stock up to the Decent Homes Standard was prohibitive and the government at the time was actively promoting stock transfers to private organisations which could access private financing. Since 1996, SBC has not owned any housing stock.

In 2018, the Homelessness Reduction Act was introduced which placed additional new statutory duties on the Council to prevent and relieve homelessness. This includes placing a statutory duty on councils to support some people who previously would not have qualified for support. At the same time, the Government released a [Rough Sleeping Strategy](#) which set out ambitious targets of halving rough sleeping by 2022 and eliminating it completely by 2027. This target is supported with a number of funding streams on the delivery of new housing, new homeless services and initiatives, and the increased collaborative working between local authorities, other public bodies, and the third sector. The Government is paying close attention to how local authorities prevent and relieve homelessness and rough sleeping, and are expecting them to undertake different projects and ways of working in order to achieve the aims of the overall strategy.

SBC is currently reviewing its next five year housing and homelessness strategies, and the delivery of new affordable housing and supported housing will be central to supporting the reduction of rough sleeping, the reduction of statutory homelessness, and the increase of suitable, affordable housing options for local people.

The rise in homelessness

The need for the hostel was presented to members of the Spelthorne Joint Committee in July 2018, in a [report](#) which was supported unanimously.

As a result of a number of factors, such as affordability pressures, austerity cuts to health and social care services and changes to the welfare benefits system, since 2009, the numbers of statutorily homeless households, those owed a longer term re-housing duty, has increased significantly.

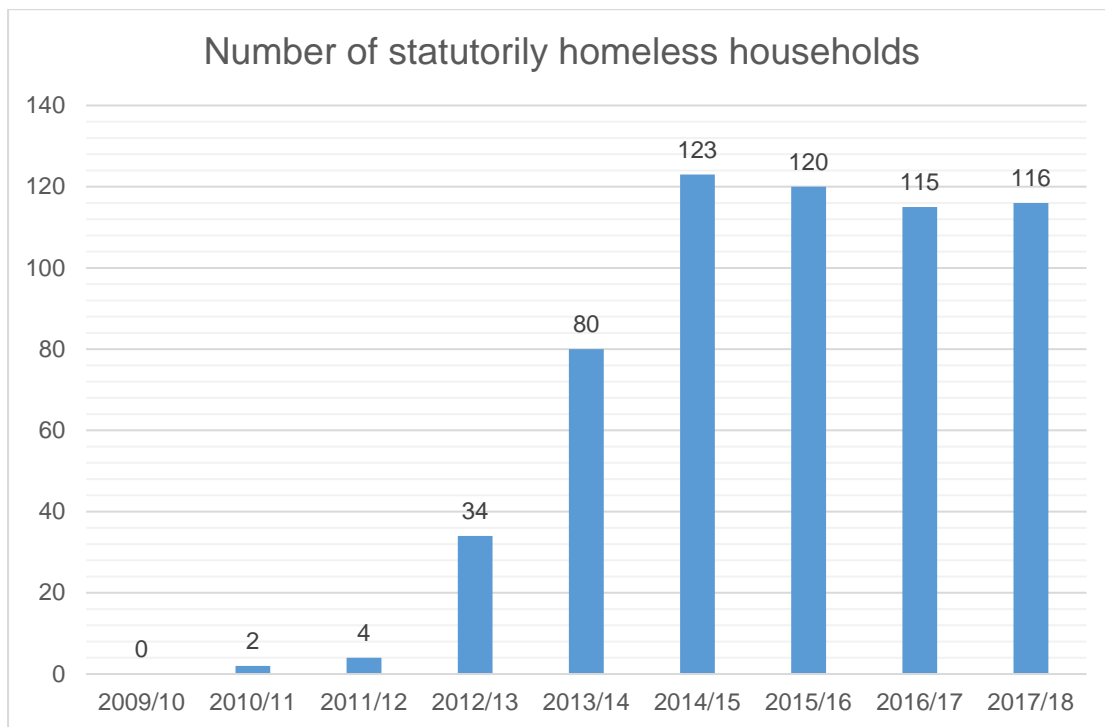


Figure 1: Number of statutorily homeless households. Source: Ministry of Housing, Communities and Local Government: Detailed local authority level homelessness figures. Section 1, Column e11g

This data includes all households, both with and without dependent children. It's important not to lose sight of the fact that statutorily homeless people are not the only homeless people which the Council has a duty to assist. The Council's Housing Options service currently has a caseload of 290 households, including those owed a statutory re-housing duty.

Homeless clients come from all different backgrounds and have varying degrees of need. They can include:

- Young people aged 16 to 17
- Older people
- Care leavers
- Physical ill health
- Mental ill health
- Learning disability
- History of abuse (domestic, sexual, etc.)
- Drug and/or alcohol dependency
- Offending history and/or institutionalisation
- Rough sleepers, including those 'entrenched'

In order to meet the needs of our diverse client base, the local authority has a Homelessness Strategy. Our current strategy contains eight strategic priorities which outline our approach to supporting clients, demonstrative of the requirement to have a 'multi-pronged' approach, given that one size does not fit all.

Typically, for homeless households with higher needs, the Council seeks supported accommodation options. Supported stock is limited in Spelthorne, and development of new units has been severely affected by successive government decisions on welfare funding, and Surrey County Council's ongoing funding cuts. In addition to this, on average, 49% of referrals to supported housing vacancies are rejected.

| | Successful | | | | Rejected | | | | | | |
|-------------------------|-----------------------|----------------------|----------------------|---------------------------|---------------------|----------------|----------------|------------------|---------------|----------------|------------|
| | Total No of Referrals | Referrals from SBCHO | Successful Referrals | Successful and waitlisted | No local Connection | Drug & alcohol | Needs too high | Due to offending | Mental health | Total declined | % Declined |
| 2015 | 48 | 15 | 21 | 5 | 4 | 1 | 6 | 5 | 6 | 22 | 46% |
| 2016 | 88 | 26 | 35 | 16 | 7 | 2 | 17 | 7 | 4 | 37 | 42% |
| 2017 | 65 | 11 | 22 | 5 | 2 | 3 | 23 | 2 | 8 | 38 | 58% |
| Average rejected | | | | | | | | | | | 49% |

Table 1: Outcomes for referrals to existing supported housing schemes in Spelthorne. Source: in-house monitoring

The proposed development will provide for the Council's main service provision for single homeless people with multiple and complex needs, allowing the Council to better meet the needs of clients who are rejected from existing supported accommodation vacancies.

The rise in use of and expenditure on temporary accommodation

Since 2009, the average number of households in temporary accommodation per quarter has seen a correspondingly significant increase. Temporary accommodation is inherently expensive for SBC as it usually involves paying a nightly charge to property owners as a daily licence. Gross budgetary spend on the use of temporary accommodation over the past five years has exceeded £1m per year.

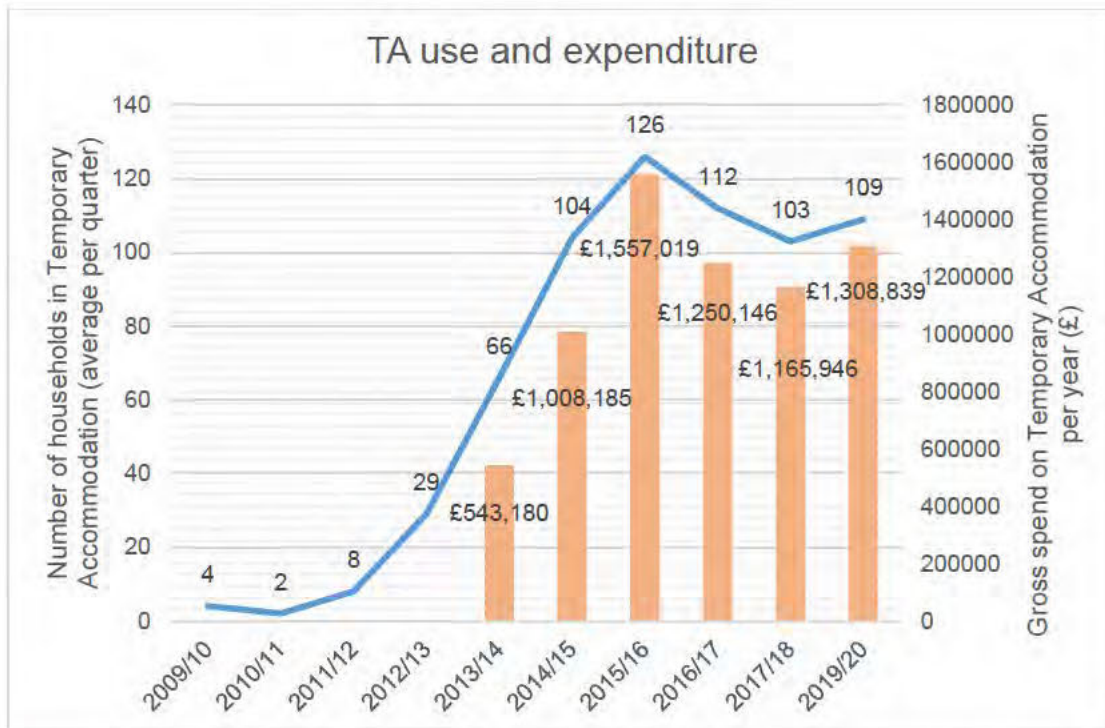


Figure 2: Level of use of and expenditure on temporary accommodation. Source: Ministry of Housing, Communities and Local Government: Detailed local authority level homelessness figures. Section 6, Column e69c

Affordability of existing housing supply

House prices and rent levels are a significant issue for local residents, and severely restricts the Council's ability to prevent and relieve homelessness. Average house prices in Spelthorne have risen at over three times the rate that they have in England.

| | 2015 | 2016 | 2017 | 2018 |
|--|-------|-------|-------|-------|
| Ratio median house price to median wage Spelthorne | 8.5 | 9.39 | 10.42 | 11.16 |
| Ratio median house price to median wage Surrey average | 12.35 | 13.09 | 13.51 | 13.75 |
| Ratio median house price to median wage South East | 8.2 | 8.81 | 9.43 | 9.79 |
| Ratio median house price to median wage England | 7.09 | 7.53 | 7.72 | 7.91 |

Table 2: Affordability ratio comparisons. Source: ONS Housing Affordability in England and Wales, 2018.

Despite the best efforts of the local planning authority, delivery of affordable housing through developer contributions has been very slow, with just nine affordable dwellings completed in 2018, compared with a Strategic Housing Market Assessment (SHMA) Update (May 2019) estimated annual need of 459 affordable homes per year.

| | 2015 | 2016 | 2017 | 2018 |
|--------------------------------------|------|------|------|------|
| Affordable dwellings completed (Net) | -27 | 124 | 46 | 9 |

Table 3: Affordable dwellings completed. Source: in-house monitoring

In addition to the lack of supply, the demand for affordable housing is growing, with eleven times as many applicants as there are vacancies.

| | 2015 | 2016 | 2017 | 2018 |
|--|-------|-------|-------|-------|
| Number on Housing Register as at 1 April | 1,224 | 1,598 | 1,869 | 2,186 |
| Number of lettings | 209 | 249 | 197 | 199 |
| Ratio applicants to vacancies | 06:01 | 06:01 | 09:01 | 11:01 |

Table 4: Data on affordable housing demand. Source: in-house monitoring

The Council must seek alternative ways of not only delivering the number of affordable homes which are needed locally, but also meeting the housing needs of some of our most vulnerable residents.

The proposed hostel

Through a market consultation, the Salvation Army have been selected as the supplier of the service moving forward and to take the lease of the property, given their extensive track record of successfully delivering similar schemes across the country. Their ethos and nationally known branding / identity supports service delivery and they have access to resources and funding which most private registered providers of this type of accommodation do not have access to.

The proposal is for SBC to construct the building, and lease it at peppercorn rent to Salvation Army Housing Association (SAHA), for 15 years. SAHA would then subcontract The Salvation Army, their charity arm, to carry out the housing management and support services for residents. The main delivery relationship will be between SBC and The Salvation Army. The Council will receive nomination rights to vacancies. The Salvation Army will be left to run and manage the facility as it sees necessary and appropriate, given their extensive experience. Initial discussions with SAHA and The Salvation Army have concluded that the only way in which a scheme could be successfully delivered is either through a lease to SAHA and a peppercorn rent, or through a lease at market rates to SAHA, with significant revenue funding committed to The Salvation Army from SBC to support service delivery. The latter option is not realistic given the length of lease all parties would prefer, and the unpredictability of local government commissioning / funding abilities over the medium to longer term.

The number of units in the scheme have been optimised to maximise the land use, and the number of units to make the scheme financially viable for a service provider to run. SBC also recognise that there is not likely to be any further opportunity for further provision of this kind is highly unlikely to be forthcoming for many years (if at all) and so it must take the opportunity to maximise provision on this site.

There are no specific standards laid out for this type of provision, so we are calling on experts in the field to inform the design. This has included independent consultancy from Homeless Link, a charity specialising on the delivery of homelessness services, and the Salvation Army themselves. The proposals have been curated to meet the needs of the Salvation Army as well, as end user.

Whilst we will be applying to Homes England for grant funding, their criteria will focus on the use of nationally described space standards, value for money, and deliverability. Their support evidences that the scheme is supporting the national programme.

The hostel will provide much-needed specialist accommodation to homeless individuals with multiple and complex needs who are not able to access currently available accommodation options, and who would otherwise be in costly nightly paid accommodation without the support that they need, or in the worst of cases, sleeping rough on local streets. This project is supporting local need, as well as the national strategy in the ultimate eradication of rough sleeping by 2027.

The proposed location

The site location is close to the A308 main road, with access to very good public transport links: both the 290 and 117 bus services stop near to the site, and take customers to Staines-upon-Thames town centre, where there is also a mainline railway station and a bus station to link residents to places further afield.

Professionals working with residents of the hostel will be able to access the scheme with ease, by either public or private transport.

For the proposed type of accommodation, it is important that the location is sustainable for the residents and the local community. This would, ideally, be in a non-central location, to aid focus on rehabilitation, counselling and care. The proposed location presents a unique opportunity for this specialist accommodation provision.

Possible alternative locations

An exercise has been undertaken to identify other development sites in the borough owned by the Council which have the capability of siting the hostel. The outcome of this exercise has concluded that the Council has no other development sites suitable for this hostel:

- Ceaser Court – this site is next door to a specialist older person / Extra Care scheme which would make it unsuitable for specialist hostel provision.
- Thameside House / Waterfront – These town centre locations have potential for mixed-use high density developments, increasing the risk of issues originating from the hostel being harder to manage. Additionally, they are too centrally located to allow residents to focus on rehabilitation, counselling and care.
- Ashford Hospital – existing anti-social behaviour and criminality issues in the surrounding area (Stanwell) would make the area unsuitable for this specialist accommodation, which will be for households with higher needs, and may also include active or recovering alcohol or substance misuse.
- West Wing, Council Offices – existing building cannot be suitably converted to specialist need. Permitted Development Rights application already approved, and implementation of that scheme is underway.

Possible alternative routes of delivery

Alternative routes of providing this kind of accommodation would include:

- Purchase of existing residential dwellings ('street properties') – this would be extremely expensive as we would be paying market price per unit, plus then we would have the costs to convert the accommodation to HMO standards. Whilst there are government grants which the Council could apply for to support this delivery route, it would also mean that we couldn't have 24 hour staff cover as it would be prohibitively expensive per resident in this model (i.e. 1 FTE overnight staff member for 3-5 residents rather than 1 FTE to 32 residents).
- Incentivising private registered providers of social housing to deliver a scheme elsewhere in the borough – highly unlikely to happen given the evidence above that affordable housing delivery is already not forthcoming in the quantum needed. They would also need either to be given land at either nil value or a significantly discounted value to deliver this type of project, and/or significant revenue funding from the Council to

deliver the support services – which negates any cost savings made as a result of the delivery of the hostel.

- Using existing accommodation options – the costs of existing accommodation options are significant, and the Council has a fiduciary duty to achieve value for money for taxpayers. The delivery of the hostel on the White House site would allow the Council to realise cost savings due to the reduction in use of existing accommodation options, a projected reduction in the number of rough sleepers, and an ability to commission support services to be delivered in one location rather than spread across the borough and beyond.

Conclusion

In summary, we are seeing a constant demand on homelessness services locally, from a diverse range of households with varying degrees of need. Many of the households with the most complex needs are prevented from accessing existing accommodation options. Demand for affordable housing locally far outstrips the supply, and the availability of affordable housing options to those on the lowest incomes is diminishing. It is vital that the opportunity of creating brand new specialist accommodation for single homeless people with multiple and complex needs is seized. This is an exceptional case, given the abject need for the hostel, and the unfeasibility of any alternative sites or delivery routes. In addition, the aims of the project are fully supported by government initiatives, strategies and priorities.

s. 40(2)

Spelthorne Borough Council

24 May 2019

s. 40(2)

From: s. 40(2) @homesengland.gov.uk>
Sent: 28 August 2019 12:08
To: 'celiacresra@gmail.com'
Cc: Information Access
Subject: RE: FW: Local Government Hostel Grants CAS-114925-V9X0D5 Celia Crescent Spelthorne

Dear s. 40(1)

Thank you for your email (see below) which was originally addressed to my colleague, s. 40(2) s. 40(2) has passed your query surrounding the Freedom of Information Act 2000 to the Information Access Team within Homes England.

The Freedom of Information Act 2000 provides public access to information held by public authorities. The Act covers any recorded information that is held by a public authority in England, Wales and Northern Ireland, and by UK-wide public authorities based in Scotland. Recorded information includes printed documents, computer files, letters, emails, photographs, and sound or video recordings.

We are unable to state what information can and could be disclosed via a request for information, this will be determined by the scope of the request that the requestor sets and if any exemptions apply to the recorded information held.

If you wish to make a request for information please send to foi@homesengland.gov.uk

Kind regards,
s. 40(2)

On behalf of the Information Access Team
Homes England



Homes England | Windsor House | 50 Victoria Street | Westminster | London | SW1 H0TL

[@HomesEngland](#)

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Homes England was launched by the Secretary of State on 11 January 2018. Homes England is the trading name of Homes and Communities Agency (the legal entity).

From: Celia Crescent [<mailto:celiacresra@gmail.com>]
Sent: 09 August 2019 18:55
To: Homes England Enquiries
Subject: Re: FW: Local Government Hostel Grants CAS-114925-V9X0D5

Hi **s. 40(2)**

I would appreciate if you could keep us informed, there are 100's of local residents concerned about this development and how the council are acting in this matter.

From the investigations undertaken by various local residents groups concerned about this development we have uncovered many inconsistencies and the Council's supporting documentation does not withstand even the most basic of challenges.

For example,

The development is due to cost £6m; £4m from the Council's Capital budget and £2m from you guys.

The Council approved the £3.98m capital based on describing the hostel for use under "Severe Weather Emergency Protocol" but nowhere in any of their documents supporting this development does it refer to the SWEP.

Spelthorne's own Chief Exec has confirmed to us in writing that it will be for SWEP but again this is not correct as it will be used for longer term homeless people and nothing to do with the SWEP.

The development does not even adhere to the guidelines set out for development that will be used for SWEP.

I understand that you have yet to receive an application for funding but when you do it needs the upmost scrutiny as Spelthorne Council are not playing by the rules and in clearly misrepresenting the facts.

In fact their own Council minutes state this development will be used as "an ongoing revenue stream" - so not so much about helping those in need.

Can we access any records via FOI requests?

I have the docs that support my comments should you want to see them :-)

Thanks

s. 40(1)

On 09/08/2019 18:41, Homes England Enquiries wrote:

Dear Celia

Thank you for your Enquiry. Reference No. CAS-114925-V9X0D5 Our team has replied with,

Dear Celia Crescent Residents

Homes England have several funding programmes available for eligible schemes and eligible applicants which include Housing Associations and Local Authorities.

I can confirm that no application for funding has been submitted by Spelthorne Council to date.

All applicants for funding go through due process and we can only make grant allocations to scheme that meet that strict criteria.

In general the details of individual funding requests made by applicants are subject to Data Protection.

Whilst I can confirm if an application has been received and allocation given, we are unable to share details.

Kind Regards,

s. 40(2)

Home Ownership & Supply – South East



Kind regards



Enquiries Team



0300 1234 500

enquiries@homesengland.gov.uk

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From: s. 40(2) **On Behalf Of** Homes England Enquiries
Sent: 26 July 2019 16:10
To: Celia Crescent
Subject: RE: Local Government Hostel Grants CAS-114925-V9X0D5

Dear Celia

Thank you for your Enquiry. Reference No. CAS-114925-V9X0D5

Your enquiry is currently being reviewed and you should receive a response within the next 5 working days. If we are unable to provide a full response to your enquiry, we will contact you to advise of the delay and let you know when you might reasonably expect a reply.

Kind regards

s. 40(2)

Enquiries Team



Homes
England

0300 1234 500

enquiries@homesengland.gov.uk

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From: Celia Crescent [<mailto:celiacresra@gmail.com>]

Sent: 25 July 2019 12:39

To: Homes England Enquiries

Subject: Local Government Hostel Grants

Hello

I am hoping you can help; we understand that Spelthorne Council are looking to secure a £2m grant from the Government to assist them in the building of a large homeless hostel.

Would this grant come from Homes England, if not can you advise us of the agency responsible.

The council have rejected a public consultation on this very large hostel and there is significant resident objections and we are concerned from the council documents we have seen that they are misrepresenting this proposal in order to secure funding and already appointing contractors even though planning has not been approved.

Thanks

Homes England is the trading name of the Homes and Communities Agency. Our address for service of legal documents is Arpley House, 110 Birchwood Boulevard, Birchwood, Warrington, WA3 7QH. VAT no: 941 6200 50. Unless expressly agreed in writing, Homes England accepts no liability to any persons in respect of the contents of this email or attachments.

Please forward any Freedom of Information Requests to: enquiries@homesengland.gov.uk

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Non-Executive Directors – Briefing Note

Delivering outstanding results to the communities we serve

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“In balance sheet terms, Spelthorne is now a property company with a sideline in providing local government services.”

25 April 2017



Welcome message

Thank you for your interest in Knowle Green Estates Ltd. Like many local authorities, Spelthorne Borough Council has set up a local housing company which aims to deliver much-needed affordable housing for its area.

But KGE is a bit different. Like its shareholder, Spelthorne Borough Council, which has grown its property investment portfolio from £10m in 2015 to £1bn in 2019 and now generates more net income from its property investments than from council tax, KGE also has a big ambition. With an active development pipeline of schemes worth a GDV of around £350m and £145m planned for delivery in the next two years, KGE is growing massively and rapidly. Over the next four years, KGE will deliver approximately 1,000 new homes in Spelthorne. This represents around 25% of Spelthorne's total new housing needs for the next five years.

Such growth demands that the board supplement its existing membership with external expertise, challenge and oversight, not only to develop the projects and the work of the company but also to give assurance to its stakeholders that the company is well-run and can deliver for the future.

Within this briefing note I hope you will find an exciting portfolio of work to which you can contribute at a strategic level.

I would welcome a conversation with any potential applicants. To arrange this please contact the Chief Executive's Office and speak with s. 40(2) or s. 40(2) on s. 40(2).

I look forward to hearing from you.

s. 40(2)
Chairman – Knowle Green Estates Ltd

Knowle Green Estates Ltd

Non-Executive Directors

Remunerated (Approx £5,000 pa)

Delivering outstanding results to the communities we serve

Knowle Green Estates Ltd is the wholly owned housing delivery company for Spelthorne Borough Council and as such is an innovative and inclusive place to be.

Spelthorne was an early adopter of commercial property investments, and leads the local government sector, holding an enviable £1bn portfolio of best-in-class office investments for the long-term benefit of Spelthorne residents.

Spelthorne's investment model has matured, has brought balance and sustainability to the borough's finances for the foreseeable future, and the Council is now refocusing on delivering in-borough homes and regenerative projects through Knowle Green Estates. The scale of these development opportunities allows for truly transformational change.

Plans for Knowle Green Estates to provide turn-key projects across Spelthorne mean that this is an exciting time to join the Company. The Company now has an opportunity to recruit two Non-Executive Directors to help it to continue its journey and to play a pivotal role in its transformation.

With a capital programme background, preferably commercial, you will have strong financial and accounting skills as well as experience of large-scale investments and transformation programmes.

To express an interest and request a briefing pack please email:
s. 40(2)@spelthorne.gov.uk

The closing date for applications is 5pm Monday 2nd September 2019.

Company Background

Since the Council formed Knowle Green Estates Ltd (KGE) in May 2016 to facilitate provision of emergency accommodation at Harper House in Ashford, the Council's investment and development activity has moved up a gear.

The acquisition of the BP Campus by the Council in September 2016 was the start of a programme to create a valuable and diverse portfolio of assets for the benefit of current and future generations. The purchase was initially designed to stave off the adverse impacts of government funding cuts by generating a long-term sustainable income stream with which services could be protected or even improved. Now the development of this diverse investment portfolio is the basis of Spelthorne's long-term sustainability and enables the development and regeneration of the Borough.

Purchases of key town centre sites in Staines-upon-Thames and elsewhere within the Borough have allowed the Council to bring forward a pipeline of exciting development opportunities for housing. Some of these are based on key sites within the existing municipal portfolio and some are new opportunities. All of them will aid the economic, environmental and social well-being of the borough. Currently, this pipeline has the potential to deliver £350m in Gross Development Value.

The Council has not owned any housing stock nor developed housing since the 1990s. In common with a lot of local authorities that transferred their council housing to private housing associations, it did not see itself as a housing provider.

With the importance of housing as a corporate priority, however, KGE has a key role to play for the Council in the delivery of the affordable housing that Spelthorne residents require. Spelthorne has a very successful local economy with unemployment levels below 1%, further employment growth predicted, close proximity to London and good transport links, as well as enjoying an attractive riverside location. The demand for housing in the area is forecast to continue growing for the foreseeable future.

Given the development ambitions of the Council, KGE must also grow to be a significant residential lettings and management business and it needs to adapt to achieve this.

Residential strategy

Since 2016, the Council has been able to secure a number of residential investment opportunities, which will enable it to become a significant provider of housing accommodation in the Borough. This represents a new era for the Council.

The Council’s plans for housing investment now require the use of a wholly owned company outside the Council to ensure that the Council can achieve its aims of:

- providing the maximum flexibility in terms of tenures (using Assured Shorthold Tenancies (ASTs) as part of an agreed Tenancy Strategy);
- providing the maximum flexibility to set rents (to choose where to seek a market return and where to subsidise affordable housing on a project by project basis);
- having the flexibility to work with other private sector partners in joint ventures.

These aims for KGE will allow for maximum flexibility in responding to local housing need and will allow the Council and KGE to develop sustainable plans for the future to ensure that high quality housing for rent can be provided for Spelthorne residents.

Although the Council is active in the property investment market, KGE will not at this time have a role in the oversight of investment or municipal properties. These portfolios will be kept in house by the Council and managed by the in-house team. KGE is the vehicle to hold and deliver the residential portfolio.

The Council’s Capital Strategy sets out the way in which the Council will borrow and invest in property. The aspirations for the residential portfolio can be placed in context from this document. You are invited to read the Capital Strategy on the Council’s website.

The role of KGE will be: Residential Property Management and Lettings Management. Where properties are being developed currently by the Council, they will be transferred to KGE before the first letting. Any development work on potential residential developments will be managed by KGE either in its own right or on behalf of the Council – whichever is most tax efficient. The summary of this overall strategy is shown below:

| | Owned by | Developed by | Managed by |
|-------------------------|-----------------|---------------------|-------------------|
| Investment fund | Council | n/a | Council |
| Municipal fund | Council | Council | Council |
| Residential fund | KGE Ltd | KGE Ltd | KGE Ltd |

Implications for the Residential Portfolio:

The activity in the residential portfolio is expected to grow. The table below shows the minimum increase in the number of units which are likely to come on stream in future years. Behind this needs to sit an efficient residential

lettings and management business, which the Council has not had to run since the 1990s and which needs to provide:

- contracts for planned and preventative maintenance;
- development of robust health and safety management systems;
- development of a rent accounting and billing system and proper debt collection systems;
- development of web-enabled applications for tenants to engage with KGE.

The Council will be moving from a negligible residential rent-roll to a net rent roll of at least £3.7m

| Site | Type | Units | Completion |
|----------------------------|--|--------------|-------------------|
| Churchill Way | 3 x 2 bed mews style houses – new build (affordable) | 3 | Oct-18 |
| Bugle House | Former public house. New build 8 flats (affordable) | 8 | Jan-19 |
| West Wing, Council Offices | Office to residential conversion (affordable) | 28 | Sep-19 |
| Ceaser Court | Office to residential conversion and new build (part affordable, part market, part commercial) | 89 | Dec-19 |
| White House | New build flats (affordable) | 28 | Jan-21 |
| Thameside | New build town centre flats (market rent and commercial) | 130 | Jul-21 |
| Comms House | TBC | 100 | Dec-24 |
| Bridge Street | TBC – out to competitive dialogue | 100 | Dec-24 |

In order for the Council to deliver its financial strategy and meet its corporate objectives, KGE has an ambitious target.

To respond to this challenge KGE needs to be:

- agile, lean, transparent and accountable;
- a significant positive change to the status quo, enabling the Council to deliver services that are not currently deliverable by the Council.

The benefits to the Council are:

- 100% control of a wholly owned subsidiary with real influence over;
 - quality of service;
 - safety – dedicated staff and systems;
 - cost – replacing expensive consultants with in-house experts;
- delivery and protection of income streams;
- creation of new income streams;
- risk mitigation and insulation through joint ventures (JVs) and subsidiaries.

Purpose

The overall purpose of the Company is threefold:

- to help the Council deliver a more flexible range of housing options than the Council could deliver by itself;
- to deliver high quality housing and services to the Spelthorne residents and sustain that housing stock;
- to manage the residential portfolio to a higher standard than the Council could achieve by itself or in partnership with others, whilst protecting Council income streams.

Future Corporate Structure

Whilst KGE is set up as a standalone company, the Council is currently investigating other legal structures to ensure that residential income comes back to the Council in the most tax-efficient way possible. This means that the company is likely to become a group of companies with the same board managing all the entities within it.

Person Specification

Responsibilities

To:

- act in an advisory capacity and provide an impartial and independent view of the strategy, governance and operation of the Company in order to ensure KGE can operate effectively and continually improve;
- provide a breadth of experience and specialist knowledge to the Board and operationally;
- support the Chairman and Directors in instilling and maintaining the appropriate culture, values and behaviours in the Boardroom and beyond.

All Candidates must also:

- have extensive experience of asset management and business development;
- demonstrate skills and experience in effective risk mitigation strategies, in quality assurance and in the practical implementation of ideas, policies and strategies;
- be able to demonstrate a commitment to work within a highly visible, transparent and accountable context;
- be a team player able to work in partnership with stakeholders, public and staff;
- be well respected with strong connections to the local community;
- have the ability to contribute to the tone and style of Board discussions that facilitate effective decision making and constructive debate, conforming to the highest standards of corporate governance;
- have strong interpersonal skills;
- have empathy with the public service ethos;
- accept responsibility for the oversight of the effective and auditable implementation of industry-specific health and safety matters.

Remuneration

The time commitment for this role is approx. two days per month. There is a timetable of Board meetings on a Monday afternoon usually once per month. In addition to that, there may be other informal meetings related to projects or company initiatives. The remuneration is £200 per day (or an equivalent rate of £28 per hour for work not amounting to a whole or part day).

Timetable

| | |
|-------------------------------------|----------------------------|
| Advert placed | Week of 5 August |
| Advert closes | 2 September |
| <i>Longlisting mtg (tbc)</i> | <i>9 September - Board</i> |
| <i>Longlisting interviews (tbc)</i> | <i>16 September</i> |
| Shortlisting mtg | 23 September |
| Final Panel | 30 September |

Final Panel interviews:

s. 40(2)

Advisors:

s. 40(2)s. 40(2)

To apply email a CV and covering letter outlining your skills and experience and what you could bring to this role:
s. 40(2)@spelthorne.gov.uk

The closing date for applications is 5pm Monday 2nd September 2019.

Terms and Conditions



1 Time Commitment

1.1 You will be expected to devote such time as is necessary for the proper performance of your duties and you should be prepared to spend at least two days per month on company business after the induction phase. This is based on preparation for and attendance at:

- Scheduled Board meetings;
- Ad hoc meetings on various projects;
- the AGM;
- meetings of the non-executive directors;
- meetings with shareholders;
- updating meetings/training; and
- meetings as part of the Board evaluation process.

1.2 Unless urgent and unavoidable circumstances prevent you from doing so, it is expected that you will attend the meetings outlined above.

1.3 The nature of the role makes it impossible to be specific about the maximum time commitment, and there is always the possibility of additional time commitment in respect of preparation time and ad hoc matters which may arise from time to time, and particularly when the Company is undergoing a period of increased activity. At certain times it may be necessary to convene additional Board, committee or shareholder meetings.

1.4 The average time commitment stated in 2.1 will increase should you become a committee member or chair, or if you are given additional responsibilities, such as being appointed the non-executive director on the boards of any of the Company's

subsidiaries.¹ Details of the expected increase in time commitment will be covered in any relevant communication confirming the additional responsibility.

- 1.5 By accepting this appointment you undertake that, taking into account all other commitments you may have, you are able to, and will, devote sufficient time to your duties as a non-executive director.
- 1.6 You should obtain the agreement of the Chairman before accepting additional commitments that might affect the time you are able to devote to your role as a non-executive director of the Company.

2 Duties

- 2.1 You will be expected to perform your duties, whether statutory, fiduciary or common-law, faithfully, efficiently and diligently to a standard commensurate with both the functions of your role and your knowledge, skills and experience.
- 2.2 You will exercise your powers in your role as a non-executive director having regard to relevant obligations under prevailing law and regulation, including the Companies Act 2006, the UK Corporate Governance Code 2018 and associated guidance.
- 2.3 You will have particular regard to the general duties of directors as set out in Part 10, Chapter 2 of the Companies Act 2006, including the duty to promote the success of the company under Section 172 of the Act:

"A director of a company must act in a way he considers, in good faith, would be most likely to promote the success of the company for the benefit of its members as a whole, and in doing so have regard (amongst other matters) to:

- (a) the likely consequences of any decision in the long term;
- (b) the interests of the company's employees;
- (c) the need to foster the company's business relationships with suppliers, customers and others;
- (d) the impact of the company's operations on the community and the environment;

¹ See Appendix A for reference to the FRC Corporate Governance Code 2018 and associated Board Effectiveness Guidance 2018.

- (e) the desirability of the company maintaining a reputation for high standards of business conduct; and
- (f) the need to act fairly as between members of the company."

2.4 You will have particular regard to the FRC's UK Corporate Governance Code 2018 and associated Guidance on Board Effectiveness in respect of the role of the board and the role of the non-executive director.

2.5 In your role as non-executive director you will also be required to:

- constructively challenge and help develop proposals on strategy;
- offer specialist advice and hold management to account;
- scrutinise the performance of management in meeting agreed goals and objectives and monitor the reporting of performance;
- satisfy yourself on the integrity of financial information and that financial controls and systems of risk management are robust and defensible;
- determine appropriate levels of remuneration of executive directors and have a prime role in appointing and, where necessary, removing executive directors, and in succession planning;
- devote time to developing and refreshing your knowledge and skills;
- uphold high standards of integrity and probity and support me and the other directors in instilling the appropriate culture, values and behaviours in the boardroom and beyond;
- insist on receiving high-quality information sufficiently in advance of board meetings;
- take into account the views of shareholders, workforce and other stakeholders where appropriate;
- take opportunities such as attendance at general and other meetings, to understand shareholder concerns and to meet with key customers and members of the workforce from all levels of the organisation to have an understanding of the business and its relationships with significant stakeholders;

- consider ways of reaching out to increase your visibility with the workforce and gain insights into the culture and concerns at different levels of the business;
- Insist on receiving high-quality information sufficiently in advance of Board meetings and seek clarification or amplification if you consider the information provided is adequate or lacks clarity;
- Make sufficient time available to discharge your responsibilities effectively; and
- Not do anything that would cause you to be disqualified from acting as a director.

- 2.6 You will be required to exercise relevant powers under, and abide by, the Company's articles of association.
- 2.7 You will be required to exercise your powers as a director in accordance with the Company's policies and procedures and the internal control procedures.
- 2.8 You will disclose the nature and extent of any direct or indirect interest which you may have in any matter being considered at a board meeting or committee meeting and, save as permitted under the articles of association, you will not vote on any resolution of the Board, or of one of its committees, on any matter where you have any direct or indirect interest.
- 2.9 You will immediately report to me your own wrongdoing or the wrongdoing or proposed wrongdoing of any officer, employee or director of which you become aware.
- 2.10 Unless specifically authorised to do so by the Board, you will not enter into any legal or other commitment or contract on behalf of the Company.
- 2.11 You shall be entitled to request all relevant information about the Company's affairs as is reasonably necessary to enable you to discharge your responsibilities as a non-executive director.

3 Remuneration and expenses

- 3.1 The annual fee rate as at the date of this letter is £200 gross per day, paid monthly in arrears. This fee covers all duties, including service on any board committee or company subsidiary and any other connected with the company that you are asked to perform.

Where appropriate, reimbursement will be at an equivalent hourly rate of £28 per hour.

- 3.2 You shall invoice the Company for your fees and take responsibility for your own income tax and national insurance arrangements.
- 3.3 Fees will be subject to an annual review by the Board.
- 3.4 The Company will reimburse you for all reasonable and properly-documented expenses you incur in performing the duties of your office.
- 3.5 On termination of the appointment you shall only be entitled to such fees as may have accrued to the date of termination, together with reimbursement in the normal way of any expenses properly incurred prior to that date.

4 Independence and outside interests

- 4.1 The Board of the Company has determined you to be independent, taking account of the guidance contained in Provision 10 of the UK Corporate Governance Code 2018.
- 4.2 You have already disclosed to the Board the commitments you have outside this role. You must inform me in advance of any changes to these commitments. In certain circumstances the agreement of the Board may have to be sought before accepting further commitments which either might give rise to a conflict of interest or a conflict of any of your duties to the Company, or which might impact on the time that you are able to devote to your role at the Company.
- 4.3 It is accepted and acknowledged that you have business interests other than those of the Company and have declared any conflicts that are apparent at present. In the event that you become aware of any further potential or actual conflicts of interest, these should be disclosed to me and the Company Secretary as soon as they become apparent and, again, the agreement of the Board may have to be sought.

5 Confidentiality

- 5.1 You acknowledge that all information acquired during your appointment is confidential to the Company and should not be released, communicated, nor disclosed either during your

appointment or following termination (by whatever means), to third parties without my prior clearance.

5.2 This restriction shall cease to apply to any confidential information which may (other than by reason of your breach) become available to the public generally.

5.3 You acknowledge the need to hold and retain company information (in whatever format you may receive it) under appropriately secure conditions.

5.4 You hereby waive all rights arising by virtue of Chapter IV of Part I of the Copyright Designs and Patents Act 1988 in respect of all copyright works created by you in the course of performing your duties hereunder.

6 Price sensitive information and dealing in the Company's shares

6.1 Your attention is drawn to the requirements under both law and regulation regarding the disclosure of price sensitive information, and in particular to the Disclosure and Transparency Rules of the FCA and Section 52 of the Criminal Justice Act 1993 on insider dealing. You should avoid making any statements that might risk a breach of these requirements. If in doubt please contact me or the Company Secretary.

7 Induction

7.1 Immediately after appointment, the Company will discuss an appropriately tailored induction. We will arrange for site visits and meetings with managers. You will be expected to make yourself available during your first year of appointment for some additional agreed time for the purposes of the induction. These days will be remunerated. The Company Secretary will be in touch with further details.

8 Review process

8.1 The performance of individual directors and the whole Board and its committees is evaluated annually. If in the interim, there are any matters which cause you concern about your role you should discuss them with the Chairman as soon as you can. Further details will be provided as part of the induction process.

9 Development and training

9.1 On an ongoing basis, and further to the annual evaluation process, we will make arrangements for you to develop and refresh your skills and knowledge in areas which we mutually identify as being likely to be required, or of benefit to you, in carrying out your duties effectively. You should endeavour to make yourself available for any relevant development and training sessions which may be organised for the Board.

10 Insurance and indemnity

10.1 The Company has directors' and officers' liability insurance (D&O) in place and it is intended to maintain such cover for the full term of your appointment. You have been informed of the current indemnity limit, on which the Board is updated from time to time. A copy of the policy and other details of the cover are available from the Company Secretary.

11 Changes to personal details

11.1 You shall advise the Company Secretary promptly of any change in address or other personal contact details.

12 Return of property

12.1 Upon termination of your appointment with the Company (for whatever cause), you shall deliver to the Company all documents, records, papers or other company property which may be in your possession or under your control, and which relate in any way to the business affairs of the Company, and you shall not retain any copies thereof.

13 Moral rights

13.1 You hereby irrevocably waive any moral rights in all works prepared by you, in the provision of your services to the Company, to which you are now or may at any future time be entitled under Chapter IV of the Copyright Designs and Patents Act 1988 or any similar provisions of law in any jurisdiction, including (but without limitation) the right to be identified, the right of integrity and the right against false attribution, and agree not to institute, support, maintain or permit any action or claim to the effect that any treatment, exploitation or use of such works or other materials, infringes your moral rights.

Appendix A

The UK Corporate Governance Code 2018 on the role of the board:

Principle A

A successful company is led by an effective and entrepreneurial board, whose role is to promote the long-term sustainable success of the company, generating value for shareholders and contributing to wider society.

Principle B

The board should establish the company's purpose, values and strategy, and satisfy itself that these and its culture are aligned. All directors must act with integrity, lead by example and promote the desired culture.

Principle C

The board should ensure that the necessary resources are in place for the company to meet its objectives and measure performance against them. The board should also establish a framework of prudent and effective controls, which enable risk to be assessed and managed.

The FRC Guidance on Board Effectiveness states:²

An effective board defines the company's purpose and then sets a strategy to deliver it, underpinned by the values and behaviours that shape its culture and the way it conducts its business. It will be able to explain the main trends and factors affecting the long-term success and future viability of the company – for example technological change or environmental impacts – and how these and the company's principal risks and uncertainties have been addressed.

Boards have a responsibility for the health of the company and need to take a long term view. This is in contrast to the priorities of some investors, not all of whom will be aligned with the pursuit of success over the long-term. An effective board will manage the conflict between short-term interests and the long-term impacts of its decisions; it will assess shareholder and stakeholder interests from the perspective of the long-term sustainable success of the company.

Effective directors will understand their duties both collectively and individually.

² Extracts from Guidance on Board Effectiveness 2018: Section 1 Board Leadership and Company Purpose

Directors' duties are formally set out in sections 171–177 of the Companies Act 2006. Directors are expected to act in a manner consistent with their statutory duties, and to uphold the highest standards of integrity and support the chair in instilling the appropriate values, behaviours and culture in the boardroom and beyond.

Complete versions of the UK Corporate Governance Code 2018 and the FRC Guidance on Board Effectiveness 2018 can be found at:
www.frc.org.uk/corporate/ukcgcode.cfm

s. 40(2)

From: s. 40(2)
Sent: 04 October 2019 19:17
To: s. 40(2)
Subject: RE: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Thanks s. 40(2), I had better pick this up, although it is difficult for us to provide oversight on decisions made by the planning authority.

I'll speak to s. 40(2) on Monday.

Regards

s. 40(2)

OFFICIAL

From: s. 40(2) @homesengland.gov.uk>
Sent: 04 October 2019 15:44
To: s. 40(2) @homesengland.gov.uk>
Subject: FW: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry
Importance: High

Hi s. 40(2)

Following on from the same email I sent you earlier today asking for advice, s. 40(2) has sent the below email.

So this is now on s. 40(2) radar.

I have looked at the planning application and the design and access statement for this scheme and they both present the scheme which has been submitted to us: a 31 bed hostel.

Yes, the attached document does show White House was earmarked by Knowle Green Estates for 28 new build flats, however the document was written in April 2017 and Knowle Green Estate are not developing the scheme, Spelthorne Borough Council are so I do not deem the complainants comments relevant in this instance.

As we have said before, the other comments are a matter for the Local Planning Authority – and the scheme was granted planning consent.

How do we respond in light of the new query: If you are unable to provide oversight please tell me who is responsible

Would you like me to go back to **s. 40(2)** or would you prefer to pick this up given its visibility?

Kind Regards,

s. 40(2)



Homes
England

Northstowe House
Rampton Road
Longstanton
Cambridge
CB24 3EN

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From: **s. 40(2)** [@homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)

Sent: 04 October 2019 15:17

To: S. 40(2)

Subject: FW: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi S. 40(2)

Hope you're well.

Are we confident that the substance of this email is incorrect and if so, how are you handling this? S. 40(2) conscious that we have a clear response to this. Happy to help if necessary.

Many thanks,

S. 40(2)

[Redacted signature]



OFFICIAL

From: Celia Crescent <celiacresra@gmail.com>

Sent: 02 October 2019 16:58

To: S. 40(2) <[S.40\(2\)@homesengland.gov.uk](mailto:S.40(2)@homesengland.gov.uk)>; S. 40(2) <[S.40\(2\)@homesengland.gov.uk](mailto:S.40(2)@homesengland.gov.uk)>

Cc: Homes England Enquiries <enquiries@homesengland.gov.uk>

Subject: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi **s. 40(2)**

The LPA ignored all of these major issues which is why we are having to raise the issues with the LCO and why there needs to be proper external oversight, which is you guys as you are going to give them at least £2m of tax payer money. If you are unable to provide oversight please tell me who is responsible.

I have raised the issues of the council misrepresenting the reasons for securing £4m of capital budget to the SFO.

The LPA have ignored the following all raised directly with them

Child safeguarding issues.

400+ Resident Petition objecting to the development

The significant errors and misrepresentations in their planning application

Their own Community Involvement and Parking guidelines

Hostel resident safety

The list goes on and on - all supported by factual evidence and ALL ignored.

We strongly suggest that you look into this application very thoroughly, if you look at the attached doc, Knowle Green Estates are showing the development as 28 affordable flats which is not a hostel as planning was approved for.

So the Council gain approval for a homeless hostel, then gain £4m of funding by stating it is for SWEP which it is 100% not for and now their own limited company is stating in writing it is for affordable flats which is NOT a hostel.

So what is it, a homeless hostel, an SWEP facility [which it does not comply with] or 28 flats?

Which could mean you give them £2m for one thing and they build another.

Spelthorne Council withhold pertinent information and mislead.

This matter will be taken up with our MP as well.

Please take this matter seriously because people are now looking to sell their homes and move their families because of this development!

s. 40(1)

On 02/10/2019 16:37, s. 40(2) wrote:

Dear s. 40(1)

Thank you for your email.

I can confirm that we have now received a grant funding application from Spelthorne Borough Council however I cannot comment on the specifics of the submission. Funding applications are assessed against strict criteria and there is no process which enables members of the public to input into the assessment.

The concerns you raise are matters for consideration during the Planning Application process which is for the Local Authority to determine, therefore such queries should be raised directly with the Local Authority.

Kind Regards,

s. 40(2)

[Redacted signature block]



Northstowe House
Rampton Road
Longstanton
Cambridge
CB24 3EN

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OFFICIAL

From: Celia Crescent <celiacresra@gmail.com>
Sent: 19 September 2019 21:29
To: Homes England Enquiries <enquiries@homesengland.gov.uk>
Cc: S. 40(2) [REDACTED] <[\[REDACTED\]@parliament.uk](mailto:[REDACTED]@parliament.uk)>
Subject: Re: FW: Local Government Hostel Grants CAS-114925-V9X0D5

Hello

Ref the previous enquiry I emailing on behalf of the nearly 500 residents who objected to the proposed Hostel being built in Spelthorne.

We understand that Spelthorne Borough Council will me making a grant application for £2m to support this development; from your recent response to my FoI request that application has not yet happened.

On Wed 18th September the planning committee approved the planning application so we expect that grant application to happen very soon.

There are significant fact based reasons why the location for this hostel is unsuitable for the residents and those who will be housed there all which have been ignored by the council, for example the safeguarding of children, road safety for hostel residents, affects on local community, parking, being close to 3 other hostels, next to a refuse depot, close proximity to residential homes.

It is an extensive list, but despite the residents being housed in the Hostel for up to 2 years the council classified this development as "sui generis" meaning they do not have to adhere to usual planning regs for residential developments even though it will be residential.

In addition the council have secured £4m of local tax payers money to pay for this development but have secured those funds stating that the hostel will be for SWEP use which is 100% not being used for as per their own planning docs.

This is a serious matter of gaining funds by misrepresentation and I have referred this to the Serious Fraud Office for their comment.

There are significant deceptions from the council and all can be factually challenged and I have no doubt that they will use the same tactics to gain the £2m from you.

Is it possible for the local tax payers to make a formal representation to yourselves in writing to address these concerns to prevent any grant being approved without thorough investigation, or will this have to come via our MP, Kwasi Kwateng?

Thank You

s. 40(1)

[REDACTED]

On 09/08/2019 18:41, Homes England Enquiries wrote:

Dear Celia

Thank you for your Enquiry. Reference No. CAS-114925-V9X0D5 Our team has replied with,

Dear Celia Crescent Residents

Homes England have several funding programmes available for eligible schemes and eligible applicants which include Housing Associations and Local Authorities.

I can confirm that no application for funding has been submitted by Spelthorne Council to date.

All applicants for funding go through due process and we can only make grant allocations to scheme that meet that strict criteria.

In general the details of individual funding requests made by applicants are subject to Data Protection.

Whilst I can confirm if an application has been received and allocation given, we are unable to share details.

Kind Regards,

s. 40(2)

Home Ownership & Supply – South East



Kind regards

s. 40(2)

Enquiries Team



0300 1234 500

enquiries@homesengland.gov.uk

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From: s. 40(2) **On Behalf Of** Homes England Enquiries

Sent: 26 July 2019 16:10

To: Celia Crescent

Subject: RE: Local Government Hostel Grants CAS-114925-V9X0D5

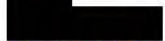
Dear Celia

Thank you for your Enquiry. Reference No. CAS-114925-V9X0D5

Your enquiry is currently being reviewed and you should receive a response within the next 5 working days. If we are unable to provide a full response to your enquiry, we will contact you to advise of the delay and let you know when you might reasonably expect a reply.

Kind regards

s. 40(2)



Enquiries Team



Homes
England

0300 1234 500

enquiries@homesengland.gov.uk

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From: Celia Crescent [<mailto:celiacresra@gmail.com>]

Sent: 25 July 2019 12:39

To: Homes England Enquiries

Subject: Local Government Hostel Grants

Hello

I am hoping you can help; we understand that Spelthorne Council are looking to secure a £2m grant from the Government to assist them in the building of a large homeless hostel.

Would this grant come from Homes England, if not can you advise us of the agency responsible.

The council have rejected a public consultation on this very large hostel and there is significant resident objections and we are concerned from the council documents we have seen that they are misrepresenting this proposal in order to secure funding and already appointing contractors even though planning has not been approved.

Thanks

Celia Crescent Residents Group

Homes England is the trading name of the Homes and Communities Agency. Our address for service of legal documents is Arpley House, 110 Birchwood Boulevard, Birchwood, Warrington, WA3 7QH. VAT no: 941 6200 50. Unless expressly agreed in writing, Homes England accepts no liability to any persons in respect of the contents of this email or attachments.

Please forward any Freedom of Information Requests to: enquiries@homesengland.gov.uk

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s. 40(2)

From: s. 40(2)@homesengland.gov.uk>
Sent: 08 October 2019 14:36
To: s. 40(2)
Cc: s. 40(2)
Subject: RE: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi s. 40(2)

Thanks for this, makes sense. I think adding the sentence you suggest would be a good idea if it's not too late.

s. 40(2)

From: s. 40(2)@homesengland.gov.uk>
Sent: 07 October 2019 18:50
To: s. 40(2)@homesengland.gov.uk>
Cc: s. 40(2)@homesengland.gov.uk>; s. 40(2)@homesengland.gov.uk>
Subject: RE: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi s. 40(2)

From the information they have given below, they seem to be implying that funding has been gained for a SWEP (Severe Weather Emergency Protocol) facility, which I can only assume is reference to the Council's own internal funding decisions which we are not party to. The application to Homes England is not for a SWEP – this would be ineligible for Homes England grant. Furthermore, there is no reference in the planning application to a SWEP facility.

In terms of Homes England grant, we are clear that the application is for a homeless hostel and we are assessing the application as such. We can provide assurance that we apply strict criteria to our funding decisions so there will not be any mis-use of Homes England grant. If during our assessment process, we have any further questions regarding the proposed hostel facility, we will seek clarification from the applicant. A funding decision will only be made when we are satisfied that the scheme is fully compliant with our programme funding criteria.

I would be happy to add a sentence to the response, but we can't share the detail of the application. I suggest adding " We apply strict criteria to our funding decisions, thereby ensuring there cannot be any mis-use of Homes England grant. We can confirm that the grant application received is for a homeless hostel."

Kind Regards

s. 40(2)

OFFICIAL

From: S. 40(2) <[REDACTED]@homesengland.gov.uk>
Sent: 07 October 2019 17:26
To: S. 40(2) <[REDACTED]@homesengland.gov.uk>
Cc: S. 40(2) <[REDACTED]@homesengland.gov.uk>; S. 40(2) <[REDACTED]@homesengland.gov.uk>
Subject: RE: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi [REDACTED]

Thanks for this, very helpful. The response is fine although [REDACTED] key concern was more about the substance of the email not being true- that is the implication of a misuse of a grant. It would be good to know the facts behind this and put in a line that firmly denies this, if possible.

Many thanks,

s. 40(2)

From: S. 40(2) <[REDACTED]@homesengland.gov.uk>
Sent: 07 October 2019 17:17
To: S. 40(2) <[REDACTED]@homesengland.gov.uk>
Cc: S. 40(2) <[REDACTED]@homesengland.gov.uk>; S. 40(2) <[REDACTED]@homesengland.gov.uk>
Subject: RE: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi [REDACTED]

Further to my email this morning I have drafted a proposed response below, which I would be happy to send to the Residents Group, or alternatively it could be sent by S. 40(2). In the meantime we are processing the Spelthorne BC grant funding application as Business as Usual, unless [REDACTED] advises otherwise. This would result in a decision to Spelthorne BC within the next 3-4 weeks. Please could you advise how you would like this to be issued, or suggest any amendments. Feel free to give me a call.

Dear [REDACTED]

Thank you for your email addressed to **S. 40(2)** and **S. 40(2)** in which you set out your concerns regarding the proposed hostel scheme recently granted planning consent by Spelthorne BC.

Homes England does not have any jurisdiction over planning consents that have been determined and issued by a Local Planning Authority. We note that representations were made during the planning process, but challenging a planning consent, once determined, is a legal matter and therefore a planning lawyer would be best placed to offer advice on the options that may be available to you.

Yours sincerely

s. 40(2) [Redacted signature]

[Redacted contact information]

[Redacted contact information]



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OFFICIAL

From: S. 40(2)
Sent: 07 October 2019 10:04
To: S. 40(2) @homesengland.gov.uk>
Cc: S. 40(2) @homesengland.gov.uk <S. 40(2) @homesengland.gov.uk>; S. 40(2) @homesengland.gov.uk
<S. 40(2) @homesengland.gov.uk>
Subject: RE: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi S. 40(2)

I've been keeping close with S. 40(2) on this one, but easier if I respond to you directly.

This relates to an application we have recently received for SOAHP funding into a proposed hostel scheme being delivered by Spelthorne BC. We have checked the planning application and can confirm that the scheme submitted to us is one and the same (Planning Reference 19/00815/FUL – Erection of a 27 bed and 4 flat homeless hostel with associated parking, servicing and landscaping). So it is very clear what the funding they are requesting is for and there does not seem to be any basis to suggest any impropriety with regard to their bid to us (circa £2m). The document that the residents have attached to their email does show White House was earmarked by Knowle Green Estates for 28 new build flats, however the document was written in April 2017 and the planning application has now been determined for a hostel. This document has no relevance in terms of the scheme that has been submitted to Homes England for funding.

We sought advice from our communications team before we replied to the residents' initial enquiry (S. 40(2) response 2nd October, below).

Essentially, the issues they are raising are planning related – the residents are effectively asking us to look into the Local Authority's planning decision, which we cannot do. Once a planning decision has been reached, if there are any grounds for challenging the decision it needs to be done by Judicial Review through the courts. They clearly want to escalate their concern as they feel they can't get anywhere with Spelthorne BC given that Spelthorne are both the applicant and the Local Planning Authority for this scheme.

I think all we can do in this situation is to reiterate that these are planning matters and that once a planning decision has been reached, any third party challenge (which this is) needs to go through the courts. However, this can be a complex and costly process, if there is in fact a case to be heard, so they should seek legal advice. A planning lawyer would normally check whether there is sufficient evidence for a JR before proceeding down this route.

Are you happy that we respond along these lines?

We can discuss on the phone if easier.

Thanks

s. 40(2)

OFFICIAL

From: s. 40(2) [redacted] [\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)
Sent: 04 October 2019 15:17
To: s. 40(2) [redacted]
Subject: FW: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi s. 40(2) [redacted]

Hope you're well.

Are we confident that the substance of this email is incorrect and if so, how are you handling this? s. 40(2) [redacted] conscious that we have a clear response to this. Happy to help if necessary.

Many thanks,

s. 40(2) [redacted]

s. 40(2) [redacted]
s. 40(2) [redacted]



Homes
England



OFFICIAL

From: Celia Crescent <celiacresra@gmail.com>

Sent: 02 October 2019 16:58

To: S. 40(2) [REDACTED] <[\[REDACTED\]@homesengland.gov.uk](mailto:[REDACTED]@homesengland.gov.uk)>; S. 40(2) [REDACTED] <[\[REDACTED\]@homesengland.gov.uk](mailto:[REDACTED]@homesengland.gov.uk)>

Cc: Homes England Enquiries <enquiries@homesengland.gov.uk>

Subject: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi S. 40(2)

The LPA ignored all of these major issues which is why we are having to raise the issues with the LCO and why there needs to be proper external oversight, which is you guys as you are going to give them at least £2m of tax payer money. If you are unable to provide oversight please tell me who is responsible.

I have raised the issues of the council misrepresenting the reasons for securing £4m of capital budget to the SFO.

The LPA have ignored the following all raised directly with them

Child safeguarding issues.

400+ Resident Petition objecting to the development

The significant errors and misrepresentations in their planning application

Their own Community Involvement and Parking guidelines

Hostel resident safety

The list goes on and on - all supported by factual evidence and ALL ignored.

We strongly suggest that you look into this application very thoroughly, if you look at the attached doc, Knowle Green Estates are showing the development as 28 affordable flats which is not a hostel as planning was approved for.

So the Council gain approval for a homeless hostel, then gain £4m of funding by stating it is for SWEP which it is 100% not for and now their own limited company is stating in writing it is for affordable flats which is NOT a hostel.

So what is it, a homeless hostel, an SWEP facility [which it does not comply with] or 28 flats?

Which could mean you give them £2m for one thing and they build another.

Spelthorne Council withhold pertinent information and mislead.

This matter will be taken up with our MP as well.

Please take this matter seriously because people are now looking to sell their homes and move their families because of this development!

s. 40(1)

On 02/10/2019 16:37, Hannah Wilson wrote:

Dear s. 40(1)

Thank you for your email.

I can confirm that we have now received a grant funding application from Spelthorne Borough Council however I cannot comment on the specifics of the submission. Funding applications are assessed against strict criteria and there is no process which enables members of the public to input into the assessment.

The concerns you raise are matters for consideration during the Planning Application process which is for the Local Authority to determine, therefore such queries should be raised directly with the Local Authority.

Kind Regards,

s. 40(2)



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Cambridge
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From: Celia Crescent <celiacresra@gmail.com>
Sent: 19 September 2019 21:29
To: Homes England Enquiries <enquiries@homesengland.gov.uk>
Cc: S. 40(2) <[\[REDACTED\]@parliament.uk](mailto:[REDACTED]@parliament.uk)>
Subject: Re: FW: Local Government Hostel Grants CAS-114925-V9X0D5

Hello

Ref the previous enquiry I emailing on behalf of the nearly 500 residents who objected to the proposed Hostel being built in Spelthorne.

We understand that Spelthorne Borough Council will be making a grant application for £2m to support this development; from your recent response to my FoI request that application has not yet happened.

On Wed 18th September the planning committee approved the planning application so we expect that grant application to happen very soon.

There are significant fact based reasons why the location for this hostel is unsuitable for the residents and those who will be housed there all which have been ignored by the council, for example the safeguarding of children, road safety for hostel residents, affects on local community, parking, being close to 3 other hostels, next to a refuse depot, close proximity to residential homes.

It is an extensive list, but despite the residents being housed in the Hostel for up to 2 years the council classified this development as "sui generis" meaning they do not have to adhere to usual planning regs for residential developments even though it will be residential.

In addition the council have secured £4m of local tax payers money to pay for this development but have secured those funds stating that the hostel will be for SWEP use which is 100% not being used for as per their own planning docs.

This is a serious matter of gaining funds by misrepresentation and I have referred this to the Serious Fraud Office for their comment.

There are significant deceptions from the council and all can be factually challenged and I have no doubt that they will use the same tactics to gain the £2m from you.

Is it possible for the local tax payers to make a formal representation to yourselves in writing to address these concerns to prevent any grant being approved without thorough investigation, or will this have to come via our MP, Kwasi Kwateng?

Thank You

s. 40(1)

On 09/08/2019 18:41, Homes England Enquiries wrote:

Dear Celia

Thank you for your Enquiry. Reference No. CAS-114925-V9X0D5 Our team has replied with,

[Dear Celia Crescent Residents](#)

Homes England have several funding programmes available for eligible schemes and eligible applicants which include Housing Associations and Local Authorities.

I can confirm that no application for funding has been submitted by Spelthorne Council to date.

All applicants for funding go through due process and we can only make grant allocations to scheme that meet that strict criteria.

In general the details of individual funding requests made by applicants are subject to Data Protection.

Whilst I can confirm if an application has been received and allocation given, we are unable to share details.

Kind Regards,

s. 40(2)

Home Ownership & Supply – South East



Kind regards

s. 40(2)

Enquiries Team



0300 1234 500

enquiries@homesengland.gov.uk

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From: S. 40(2) On Behalf Of Homes England Enquiries
Sent: 26 July 2019 16:10
To: Celia Crescent
Subject: RE: Local Government Hostel Grants CAS-114925-V9X0D5

Dear Celia

Thank you for your Enquiry. Reference No. CAS-114925-V9X0D5

Your enquiry is currently being reviewed and you should receive a response within the next 5 working days. If we are unable to provide a full response to your enquiry, we will contact you to advise of the delay and let you know when you might reasonably expect a reply.

Kind regards

S. 40(2)

Enquiries Team



Homes
England

0300 1234 500

enquiries@homesengland.gov.uk

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From: Celia Crescent [<mailto:celiacresra@gmail.com>]
Sent: 25 July 2019 12:39

To: Homes England Enquiries
Subject: Local Government Hostel Grants

Hello

I am hoping you can help; we understand that Spelthorne Council are looking to secure a £2m grant from the Government to assist them in the building of a large homeless hostel.

Would this grant come from Homes England, if not can you advise us of the agency responsible.

The council have rejected a public consultation on this very large hostel and there is significant resident objections and we are concerned from the council documents we have seen that they are misrepresenting this proposal in order to secure funding and already appointing contractors even though planning has not been approved.

Thanks

Celia Crescent Residents Group

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| Site | Type | Units | Completion |
|----------------------------|--|--------------|-------------------|
| Churchill Way | 3 x 2 bed mews style houses – new build (affordable) | 3 | Oct-18 |
| Bugle House | Former public house. New build 8 flats (affordable) | 8 | Jan-19 |
| West Wing, Council Offices | Office to residential conversion (affordable) | 28 | Sep-19 |
| Caesar Court | Office to residential conversion and new build (part affordable, part market, part commercial) | 89 | Dec-19 |
| White House | New build flats (affordable) | 28 | Jan-21 |
| Thameside | New build town centre flats (market rent and commercial) | 130 | Jul-21 |
| Comms House | TBC | 100 | Dec-24 |
| Bridge Street | TBC – out to competitive dialogue | 100 | Dec-24 |

In order for the Council to deliver its financial strategy and meet its corporate objectives, KGE has an ambitious target.

To consider an exempt report on the construction budget required for the White House development.

Decisions:

Paragraph 3 – Information relating to the financial or business affairs of any particular person (including the authority holding that information)

Cabinet considered an exempt report seeking approval of a capital spend for the construction budget to provide a 31 bedroom hostel and facilities for severe weather emergency accommodation for the homeless.

Alternative options considered and rejected by the Cabinet:

- To do nothing
- To delay works

s. 40(2)

From: s. 40(2) @homesengland.gov.uk>
Sent: 15 October 2019 15:11
To: Celia Crescent
Cc: s. 40(2) Homes England Enquiries; s. 40(2)
Subject: RE: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Dear s. 40(1)

Thank you for your response. As a result of this we have requested further information from Spelthorne BC regarding the local authority funding for the scheme. We will write again once we have received and reviewed this information.

Kind Regards,

s. 40(2)

Northstowe House
Rampton Road
Longstanton
Cambridge
CB24 3EN

s. 40(2)



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OFFICIAL

From: Celia Crescent <celiacresra@gmail.com>

Sent: 08 October 2019 18:31

To: S. 40(2) @homesengland.gov.uk>

Cc: S. 40(2) Homes England Enquiries

<enquiries@homesengland.gov.uk>; S. 40(2)

Subject: Re: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hello S. 40(2)

Thank you for your email; because the council classified the development as "sui generis" it allows this to be outside of most if not all planning regulations.

In this instance the Council are the landowner, developer and LPA, so there is NO oversight, the council have ignored serious safeguarding and safety issues and at every opportunity have failed to be transparent and have continuously misled the local residents and I would presume they would be willing to mislead others.

The residents have no recourse against a planning decision except for a high court review.

Complaints have already gone into the LCO. Everything the residents are talking about is supported by documented facts.

As residents all of our concerns were ignored, S1 and S2 complaints were responded to with contempt and no external investigation, a 400 signature petition was ignored.

The £4m capital approval was for a SWEP facility which as I am certain you're very aware of has specific requirements/guidelines, this homeless hostel in NO way meets those and was not designated as for SWEP in any way, clearly this is misrepresenting the use of council funds, which is why I have asked the SFO for their advice on this and if it does not fit their remit this will be referred to the police because gaining funds by misrepresentation is an illegal act.

Section from Council minutes attached - it clearly states SWEP which is a false statement and SWEP was not mentioned in ANY planning docs.

KGE is a Council owned limited company that deals with residential properties only and their own documents are stating the White House is a 28 affordable new build flat scheme which is 100% not a hostel yet again misrepresenting the facts and seemingly a way to get money from you by misrepresentation.

Can you explain to me how in anyway how the attached section from a public KGE doc describes a Homeless Hostel - because planning for the White House was for a hostel only NOT 28 affordable new build flats, unless the council used the premise of a hostel and its "sui generis" classification to get permission to build when they knew planning would not be approved for 28 new build flats.

KGE also states it ONLY deals with residential properties and the Spelthorne CX told me personally and I now have in writing that they are NOT involved with the homeless hostel, however KGE paid for a consultant to support the planning application, KGE paid for an ecology survey and we know they are publicly promoting it as 28 affordable flats.

We are in no way asking Homes England to get involved with planning issues, but we are asking that this application be put on hold until a thorough external and independent investigation has been undertaken to ensure its credibility and the real facts - not those presented by the council.

1. This Hostel is not for SWEP
2. Is this development has planning for a hostel not 28 new build flats

If Homes England are interested in ensuring that the funds you allocate are not obtained by deceit and misrepresentation and although not normal practice I would respectfully suggest that you talk to us because we have the facts, or we can provide you with detailed factual evidence that I am certain SBC will not provide you with.

Sadly if this grant is approved with no thorough investigation the local residents will no choice to make any and all representations to those who provide oversight to yourselves as well as the national press to highlight their clear misuse of tax payers money.

Thanks

s. 40(1)

On 08/10/2019 15:33, s. 40(2) wrote:

Dear s. 40(1)

Thank you for your email addressed to s. 40(2) and s. 40(2) in which you set out your concerns regarding the proposed hostel scheme recently granted planning consent by Spelthorne BC.

We apply strict criteria to our funding decisions, thereby ensuring there cannot be any mis-use of Homes England grant. We can confirm that the grant application received is for a homeless hostel.

Homes England does not have any jurisdiction over planning consents that have been determined and issued by a Local Planning Authority. We note that representations were made during the planning process, but challenging a planning consent, once determined, is a legal matter and therefore a planning lawyer would be best placed to offer advice on the options that may be available to you.

Yours sincerely

s. 40(2)

Northstowe House
Rampton Road
Longstanton
Cambridge
CB24 3EN

T: s. 40(2)



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OFFICIAL

From: Celia Crescent <celiacresra@gmail.com>

Sent: 02 October 2019 16:58

To: s. 40(2) <[s.40\(2\)@homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>, s. 40(2) <[s.40\(2\)@homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>

Cc: Homes England Enquiries <enquiries@homesengland.gov.uk>

Subject: Local Government Hostel Grants CAS-114925-V9XOD5 returning enquiry

Hi **s. 40(2)**

The LPA ignored all of these major issues which is why we are having to raise the issues with the LCO and why there needs to be proper external oversight, which is you guys as you are going to give them at least £2m of tax payer money. If you are unable to provide oversight please tell me who is responsible.

I have raised the issues of the council misrepresenting the reasons for securing £4m of capital budget to the SFO.

The LPA have ignored the following all raised directly with them

Child safeguarding issues.

400+ Resident Petition objecting to the development

The significant errors and misrepresentations in their planning application

Their own Community Involvement and Parking guidelines

Hostel resident safety

The list goes on and on - all supported by factual evidence and ALL ignored.

We strongly suggest that you look into this application very thoroughly, if you look at the attached doc, Knowle Green Estates are showing the development as 28 affordable flats which is not a hostel as planning was approved for.

So the Council gain approval for a homeless hostel, then gain £4m of funding by stating it is for SWEP which it is 100% not for and now their own limited company is stating in writing it is for affordable flats which is NOT a hostel.

So what is it, a homeless hostel, an SWEP facility [which it does not comply with] or 28 flats?

Which could mean you give them £2m for one thing and they build another.

Spelthorne Council withhold pertinent information and mislead.

This matter will be taken up with our MP as well.

Please take this matter seriously because people are now looking to sell their homes and move their families because of this development!

s. 40(1)

On 02/10/2019 16:37, s. 40(2) wrote:

Dear s. 40(1)

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I can confirm that we have now received a grant funding application from Spelthorne Borough Council however I cannot comment on the specifics of the submission. Funding applications are assessed against strict criteria and there is no process which enables members of the public to input into the assessment.

The concerns you raise are matters for consideration during the Planning Application process which is for the Local Authority to determine, therefore such queries should be raised directly with the Local Authority.

Kind Regards,

s. 40(2)

[Redacted signature block]



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CB24 3EN

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OFFICIAL

From: Celia Crescent <celiacresra@gmail.com>
Sent: 19 September 2019 21:29
To: Homes England Enquiries <enquiries@homesengland.gov.uk>
Cc: S. 40(2) [REDACTED] <[\[REDACTED\]@parliament.uk](mailto:[REDACTED]@parliament.uk)>
Subject: Re: FW: Local Government Hostel Grants CAS-114925-V9X0D5

Hello

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We understand that Spelthorne Borough Council will me making a grant application for £2m to support this development; from your recent response to my FoI request that application has not yet happened.

On Wed 18th September the planning committee approved the planning application so we expect that grant application to happen very soon.

There are significant fact based reasons why the location for this hostel is unsuitable for the residents and those who will be housed there all which have been ignored by the council, for example the safeguarding of children, road safety for hostel residents, affects on local community, parking, being close to 3 other hostels, next to a refuse depot, close proximity to residential homes.

It is an extensive list, but despite the residents being housed in the Hostel for up to 2 years the council classified this development as "sui generis" meaning they do not have to adhere to usual planning regs for residential developments even though it will be residential.

In addition the council have secured £4m of local tax payers money to pay for this development but have secured those funds stating that the hostel will be for SWEP use which is 100% not being used for as per their own planning docs.

This is a serious matter of gaining funds by misrepresentation and I have referred this to the Serious Fraud Office for their comment.

There are significant deceptions from the council and all can be factually challenged and I have no doubt that they will use the same tactics to gain the £2m from you.

Is it possible for the local tax payers to make a formal representation to yourselves in writing to address these concerns to prevent any grant being approved without thorough investigation, or will this have to come via our s. 40(2)

Thank You

s. 40(1)

On 09/08/2019 18:41, Homes England Enquiries wrote:

Dear Celia

Thank you for your Enquiry. Reference No. CAS-114925-V9X0D5 Our team has replied with,

Dear Celia Crescent Residents

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In general the details of individual funding requests made by applicants are subject to Data Protection.

Whilst I can confirm if an application has been received and allocation given, we are unable to share details.

Kind Regards,

s. 40(2)

Home Ownership & Supply – South East



Homes
England

Kind regards

s. 40(2)

Enquiries Team



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England

0300 1234 500

enquiries@homesengland.gov.uk

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From: s. 40(2) On Behalf Of Homes England Enquiries

Sent: 26 July 2019 16:10

To: Celia Crescent

Subject: RE: Local Government Hostel Grants CAS-114925-V9X0D5

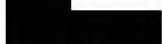
Dear Celia

Thank you for your Enquiry. Reference No. CAS-114925-V9X0D5

Your enquiry is currently being reviewed and you should receive a response within the next 5 working days. If we are unable to provide a full response to your enquiry, we will contact you to advise of the delay and let you know when you might reasonably expect a reply.

Kind regards

s. 40(2)



Enquiries Team



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From: Celia Crescent [<mailto:celiacresra@gmail.com>]

Sent: 25 July 2019 12:39

To: Homes England Enquiries

Subject: Local Government Hostel Grants

Hello

I am hoping you can help; we understand that Spelthorne Council are looking to secure a £2m grant from the Government to assist them in the building of a large homeless hostel.

Would this grant come from Homes England, if not can you advise us of the agency responsible.

The council have rejected a public consultation on this very large hostel and there is significant resident objections and we are concerned from the council documents we have seen

that they are misrepresenting this proposal in order to secure funding and already appointing contractors even though planning has not been approved.

Thanks

Celia Crescent Residents Group

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s. 40(2)

From: Celia Crescent <celiacresra@gmail.com>
Sent: 28 October 2019 16:39
To: s. 40(2)
Cc: s. 40(2)
Subject: Re: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi

So why is it being advertised as 28 affordable new build flats, by a Council owned organisation that in their own words only deals with residential properties - not hostels?

Thanks

s. 40(1)

On 28/10/2019 16:35, s. 40(2) wrote:

Dear s. 40(1)

Thank you again for your emails setting out your concerns to my colleague s. 40(2) about the bid by Spelthorne Council to Homes England for grant funding.

We take allegations of this kind very seriously, as we are obviously keen to ensure that there is no misuse of government grants.

We therefore commissioned a full investigation of your allegations by a senior member of our legal team, who examined the documents produced by the Council in relation to the Council's decision to grant planning permission, the Cabinet decisions to fund the design and construction of the hostel and the involvement of Knowle Green Estates Limited. In undertaking this exercise, she obtained a number of additional Cabinet reports that had been produced by the Council but which contained information exempt from disclosure under Local Government legislation. After considering all of this material, no evidence was found that the Council concealed information from, or sought to mislead, its Planning Committee, its Cabinet, Homes England or the public about the fact that the proposal for the White House was for a hostel for homeless people, rather than a severe weather emergency provision only. The application for grant funding can therefore be considered by the Homes England in the usual way. No decision has been taken as yet on the merits of the application.

Best wishes,

s. 40(2)

[Redacted]



From: Celia Crescent <celiacresra@gmail.com>

Sent: 02 October 2019 16:58

To: [s. 40\(2\)@homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk); [s. 40\(2\)@homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)

Cc: Homes England Enquiries <enquiries@homesengland.gov.uk>

Subject: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi [s. 40\(2\)](mailto:s.40(2)@homesengland.gov.uk)

The LPA ignored all of these major issues which is why we are having to raise the issues with the LCO and why there needs to be proper external oversight, which is your guys as you are going to give them at least £2m of taxpayer money. If you are unable to provide oversight please tell me who is responsible.

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The list goes on and on - all supported by factual evidence and ALL ignored.

We strongly suggest that you look into this application very thoroughly, if you look at the attached doc, Knowle Green Estates are showing the development as 28 affordable flats which is not a hostel as planning was approved for.

So the Council gain approval for a homeless hostel, then gain £4m of funding by stating it is for SWEP which it is 100% not for and now their own limited company is stating in writing it is for affordable flats which is NOT a hostel.

So what is it, a homeless hostel, an SWEP facility [which it does not comply with] or 28 flats?

Which could mean you give them £2m for one thing and they build another.

Spelthorne Council withhold pertinent information and mislead.

This matter will be taken up with our MP as well.

Please take this matter seriously because people are now looking to sell their homes and move their families because of this development!

s. 40(1)

On 02/10/2019 16:37, **s. 40(2)** wrote:

Dear **s. 40(1)**

Thank you for your email.

I can confirm that we have now received a grant funding application from Spelthorne Borough Council however I cannot comment on the specifics of the submission. Funding applications are assessed against strict criteria and there is no process which enables members of the public to input into the assessment.

The concerns you raise are matters for consideration during the Planning Application process which is for the Local Authority to determine, therefore such queries should be raised directly with the Local Authority.

Kind Regards,

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Northstowe House
Rampton Road
Longstanton
Cambridge
CB24 3EN

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OFFICIAL

From: Celia Crescent <celiacresra@gmail.com>

Sent: 19 September 2019 21:29

To: Homes England Enquiries <enquiries@homesengland.gov.uk>

Cc: s. 40(2) <[s.40\(2\)@parliament.uk](mailto:s.40(2)@parliament.uk)>

Subject: Re: FW: Local Government Hostel Grants CAS-114925-V9X0D5

Hello

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There are significant fact based reasons why the location for this hostel is unsuitable for the residents and those who will be housed there all which have been ignored by the council, for example the safeguarding of children, road safety for hostel residents, affects on local community, parking, being close to 3 other hostels, next to a refuse depot, close proximity to residential homes.

It is an extensive list, but despite the residents being housed in the Hostel for up to 2 years the council classified this development as "sui generis" meaning they do not have to adhere to usual planning regs for residential developments even though it will be residential.

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This is a serious matter of gaining funds by misrepresentation and I have referred this to the Serious Fraud Office for their comment.

There are significant deceptions from the council and all can be factually challenged and I have no doubt that they will use the same tactics to gain the £2m from you.

Is it possible for the local tax payers to make a formal representation to yourselves in writing to address these concerns to prevent any grant being approved without thorough investigation, or will this have to come via our **s. 40(2)** ?

Thank You

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Home Ownership & Supply – South East



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s. 40(2)

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[REDACTED]

From: Celia Crescent <celiacresra@gmail.com>
Sent: 28 October 2019 16:49
To: s. 40(2)
Cc: s. 40(2)
Subject: Re: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi s. 40(2)

I would also like to raise the fact that the information provided to yourselves from the Council would have only been what they wanted to send you from our experience that they have a long track record of misrepresenting the facts.

Their planning docs used to support this application are massively flawed and the planning process relied on this misinformation.

There are massive child safeguarding issue with this development but the Council have ignored them and have ignored all complaints about them. I hope Homes England would not want to be complicit when it comes to the safety of young children.

The Council are unwilling to appropriately respond to complaints about this and even the Chief Exec's office has failed to respond to questions about the hostel and KGE's involvement, there are a severe lack of transparency and something is not as it should be based on the facts.

We have raised these issues with the ICO.

If tax payers money is being used to fund this although not normal practice you should really talk to the 100's of local residents who objected to this development with good cause yet were ignored by the council. Why?

s. 40(1)

On 28/10/2019 16:35, s. 40(2) wrote:

Dear s. 40(1)

Thank you again for your emails setting out your concerns to my colleague s. 40(2) about the bid by Spelthorne Council to Homes England for grant funding.

We take allegations of this kind very seriously, as we are obviously keen to ensure that there is no misuse of government grants.

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Best wishes,

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[Redacted signature block]



From: Celia Crescent <celiacresra@gmail.com>

Sent: 02 October 2019 16:58

To: s. 40(2) <[Redacted]@homesengland.gov.uk>; s. 40(2) <[Redacted]@homesengland.gov.uk>

Cc: Homes England Enquiries <enquiries@homesengland.gov.uk>

Subject: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

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Cc: s. 40(2)
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Hi

I forgot.

The SBC Chief Exec's office have stated in writing that KGE are 100% not involved with the hostel.

So why are they advertising it as 28 new build flats in KGE documents? :-)

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The concerns you raise are matters for consideration during the Planning Application process which is for the Local Authority to determine, therefore such queries should be raised directly with the Local Authority.

Kind Regards,

s. 40(2)



Northstowe House
Rampton Road
Longstanton
Cambridge
CB24 3EN

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OFFICIAL

From: Celia Crescent <celiacresra@gmail.com>

Sent: 19 September 2019 21:29

To: Homes England Enquiries <enquiries@homesengland.gov.uk>

Cc: **S. 40(2)** [@parliament.uk](mailto: @parliament.uk)>

Subject: Re: FW: Local Government Hostel Grants CAS-114925-V9X0D5

Hello

Ref the previous enquiry I emailing on behalf of the nearly 500 residents who objected to the proposed Hostel being built in Spelthorne.

We understand that Spelthorne Borough Council will me making a grant application for £2m to support this development; from your recent response to my FoI request that application has not yet happened.

On Wed 18th September the planning committee approved the planning application so we expect that grant application to happen very soon.

There are significant fact based reasons why the location for this hostel is unsuitable for the residents and those who will be housed there all which have been ignored by the council, for example the safeguarding of children, road safety for hostel residents, affects on local community, parking, being close to 3 other hostels, next to a refuse depot, close proximity to residential homes.

It is an extensive list, but despite the residents being housed in the Hostel for up to 2 years the council classified this development as "sui generis" meaning they do not have to adhere to usual planning regs for residential developments even though it will be residential.

In addition the council have secured £4m of local tax payers money to pay for this development but have secured those funds stating that the hostel will be for SWEP use which is 100% not being used for as per their own planning docs.

This is a serious matter of gaining funds by misrepresentation and I have referred this to the Serious Fraud Office for their comment.

There are significant deceptions from the council and all can be factually challenged and I have no doubt that they will use the same tactics to gain the £2m from you.

Is it possible for the local tax payers to make a formal representation to yourselves in writing to address these concerns to prevent any grant being approved without thorough investigation, or will this have to come via our **S. 40(2)** ?

Thank You

S. 40(1)

s. 40(1)

On 09/08/2019 18:41, Homes England Enquiries wrote:

Dear Celia

Thank you for your Enquiry. Reference No. CAS-114925-V9X0D5 Our team has replied with,

Dear Celia Crescent Residents

Homes England have several funding programmes available for eligible schemes and eligible applicants which include Housing Associations and Local Authorities.

I can confirm that no application for funding has been submitted by Spelthorne Council to date.

All applicants for funding go through due process and we can only make grant allocations to scheme that meet that strict criteria.

In general the details of individual funding requests made by applicants are subject to Data Protection.

Whilst I can confirm if an application has been received and allocation given, we are unable to share details.

Kind Regards,

s. 40(2)

Home Ownership & Supply – South East



Kind regards

s. 40(2)

Enquiries Team



0300 1234 500
enquiries@homesengland.gov.uk

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From: s. 40(2) **On Behalf Of** Homes England Enquiries
Sent: 26 July 2019 16:10
To: Celia Crescent
Subject: RE: Local Government Hostel Grants CAS-114925-V9X0D5

Dear Celia

Thank you for your Enquiry. Reference No. CAS-114925-V9X0D5

Your enquiry is currently being reviewed and you should receive a response within the next 5 working days. If we are unable to provide a full response to your enquiry, we will contact you to advise of the delay and let you know when you might reasonably expect a reply.

Kind regards

s. 40(2)

Enquiries Team



Homes
England

0300 1234 500
enquiries@homesengland.gov.uk

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From: Celia Crescent [<mailto:celiacresra@gmail.com>]

Sent: 25 July 2019 12:39

To: Homes England Enquiries

Subject: Local Government Hostel Grants

Hello

I am hoping you can help; we understand that Spelthorne Council are looking to secure a £2m grant from the Government to assist them in the building of a large homeless hostel.

Would this grant come from Homes England, if not can you advise us of the agency responsible.

The council have rejected a public consultation on this very large hostel and there is significant resident objections and we are concerned from the council documents we have seen that they are misrepresenting this proposal in order to secure funding and already appointing contractors even though planning has not been approved.

Thanks

Celia Crescent Residents Group

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Please forward any Freedom of Information Requests to: enquiries@homesengland.gov.uk

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[REDACTED]

From: Celia Crescent <celiacresra@gmail.com>
Sent: 28 October 2019 21:55
To: s. 40(2)
Cc: [REDACTED]
Subject: Re: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry
Attachments: White House and KGE.pdf

Hi s. 40(2)

Sorry I forgot to attach the CX's email as I referenced in the previous email.

Here it is.

Thanks s. 40(1)

On 28/10/2019 21:23, Celia Crescent wrote:

Hi s. 40(2)

Please have a read of the attached response which is pertinent to your email below.

Why, because the press headline "Government agency duped by local council" does not sound too good and with the local and national press now investigating this anything is possible.

Cheers

s. 40(1)

On 28/10/2019 16:35, s. 40(2) wrote:

Dear s. 40(1)

Thank you again for your emails setting out your concerns to my colleague s. 40(2) about the bid by Spelthorne Council to Homes England for grant funding.

We take allegations of this kind very seriously, as we are obviously keen to ensure that there is no misuse of government grants.

We therefore commissioned a full investigation of your allegations by a senior member of our legal team, who examined the documents produced by the Council in relation to the Council's decision to grant planning permission, the Cabinet decisions to fund the design and construction of the hostel and the involvement of Knowle Green Estates Limited. In undertaking this exercise, she obtained a number of additional Cabinet reports that had been produced by the Council but which contained information exempt from disclosure under Local Government legislation. After considering all of this material, no evidence was found that the Council concealed information from, or sought to mislead, its Planning Committee, its Cabinet, Homes England or the public about the fact that the proposal for the White House was for a hostel for homeless people, rather than a severe weather emergency provision only. The application for grant funding can therefore be considered by the Homes England in the usual way. No decision has been taken as yet on the merits of the application.

Best wishes,

s. 40(2)

[Redacted signature]



From: Celia Crescent <celiacresra@gmail.com>
Sent: 02 October 2019 16:58

To: S. 40(2)

Cc: Homes England Enquiries <enquiries@homesengland.gov.uk>

Subject: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi S. 40(2)

The LPA ignored all of these major issues which is why we are having to raise the issues with the LCO and why there needs to be proper external oversight, which is you guys as you are going to give them at least £2m of tax payer money. If you are unable to provide oversight please tell me who is responsible.

I have raised the issues of the council misrepresenting the reasons for securing £4m of capital budget to the SFO.

The LPA have ignored the following all raised directly with them

Child safeguarding issues.

400+ Resident Petition objecting to the development

The significant errors and misrepresentations in their planning application

Their own Community Involvement and Parking guidelines

Hostel resident safety

The list goes on and on - all supported by factual evidence and ALL ignored.

We strongly suggest that you look into this application very thoroughly, if you look at the attached doc, Knowle Green Estates are showing the development as 28 affordable flats which is not a hostel as planning was approved for.

So the Council gain approval for a homeless hostel, then gain £4m of funding by stating it is for SWEP which it is 100% not for and now their own limited company is stating in writing it is for affordable flats which is NOT a hostel.

So what is it, a homeless hostel, an SWEP facility [which it does not comply with] or 28 flats?

Which could mean you give them £2m for one thing and they build another.

Spelthorne Council withhold pertinent information and mislead.

This matter will be taken up with our MP as well.

Please take this matter seriously because people are now looking to sell their homes and move their families because of this development!

s. 40(1)

On 02/10/2019 16:37, **s. 40(2)** wrote:

Dear **s. 40(1)**

Thank you for your email.

I can confirm that we have now received a grant funding application from Spelthorne Borough Council however I cannot comment on the specifics of the submission. Funding applications are assessed against strict criteria and there is no process which enables members of the public to input into the assessment.

The concerns you raise are matters for consideration during the Planning Application process which is for the Local Authority to determine, therefore such queries should be raised directly with the Local Authority.

Kind Regards,

s. 40(2)

[Redacted signature block]



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Cambridge
CB24 3EN

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OFFICIAL

From: Celia Crescent <celiacresra@gmail.com>
Sent: 19 September 2019 21:29
To: Homes England Enquiries <enquiries@homesengland.gov.uk>
Cc: S. 40(2) <[REDACTED]@parliament.uk>
Subject: Re: FW: Local Government Hostel Grants CAS-114925-V9X0D5

Hello

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community, parking, being close to 3 other hostels, next to a refuse depot, close proximity to residential homes.

It is an extensive list, but despite the residents being housed in the Hostel for up to 2 years the council classified this development as "sui generis" meaning they do not have to adhere to usual planning regs for residential developments even though it will be residential.

In addition the council have secured £4m of local tax payers money to pay for this development but have secured those funds stating that the hostel will be for SWEP use which is 100% not being used for as per their own planning docs.

This is a serious matter of gaining funds by misrepresentation and I have referred this to the Serious Fraud Office for their comment.

There are significant deceptions from the council and all can be factually challenged and I have no doubt that they will use the same tactics to gain the £2m from you.

Is it possible for the local tax payers to make a formal representation to yourselves in writing to address these concerns to prevent any grant being approved without thorough investigation, or will this have to come via our **s. 40(2)**

Thank You

s. 40(1)

[REDACTED]

On 09/08/2019 18:41, Homes England Enquiries wrote:

Dear Celia

Thank you for your Enquiry. Reference No. CAS-114925-V9X0D5 Our team has replied with,

Dear Celia Crescent Residents

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All applicants for funding go through due process and we can only make grant allocations to scheme that meet that strict criteria.

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Whilst I can confirm if an application has been received and allocation given, we are unable to share details.

Kind Regards,

s. 40(2)

Home Ownership & Supply – South East



Kind regards

s. 40(2)

Enquiries Team



0300 1234 500

enquiries@homesengland.gov.uk

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From: S. 40(2) On Behalf Of Homes England Enquiries
Sent: 26 July 2019 16:10
To: Celia Crescent
Subject: RE: Local Government Hostel Grants CAS-114925-V9X0D5

Dear Celia

Thank you for your Enquiry. Reference No. CAS-114925-V9X0D5

Your enquiry is currently being reviewed and you should receive a response within the next 5 working days. If we are unable to provide a full response to your enquiry, we will contact you to advise of the delay and let you know when you might reasonably expect a reply.

Kind regards

S. 40(2)

Enquiries Team



Homes
England

0300 1234 500

enquiries@homesengland.gov.uk

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From: Celia Crescent [<mailto:celiacresra@gmail.com>]

Sent: 25 July 2019 12:39

To: Homes England Enquiries

Subject: Local Government Hostel Grants

Hello

I am hoping you can help; we understand that Spelthorne Council are looking to secure a £2m grant from the Government to assist them in the building of a large homeless hostel.

Would this grant come from Homes England, if not can you advise us of the agency responsible.

The council have rejected a public consultation on this very large hostel and there is significant resident objections and we are concerned from the council documents we have seen that they are misrepresenting this proposal in order to secure funding and already appointing contractors even though planning has not been approved.

Thanks

Celia Crescent Residents Group

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Subject: White House and KGE

From: s.40(2) @spelthorne.gov.uk>

Date: 28/10/2019, 17:48

To: 'Celia Crescent' <celiacresra@gmail.com>

Dear s.40(1)

Thank you for your email of 2 October 2019. Having had a chance now to speak to the people concerned with the application, I am able to respond as follows:

- I am not sure where the information comes from that KGE paid for the ecology report. The report itself (on our website) says it was commissioned by the Council.
- I am not sure what KGE documents you are referring to when you say that White House will be 28 affordable flats. I can't comment on that. The proposal which has been made and accepted by Planning Committee is regarding the homeless persons hostel which you know about.
- I can't comment on what Cushman and Wakefield might have said at the planning committee. That company has done a lot of work for the Council on the White House site and other projects but they have been paid by the Council.

In general, the Company is a subsidiary of the Council and its purpose is to deliver residential accommodation. At the early stages of this project it may have been envisaged that the Company could have been involved in developing and running this site. However, as the project progressed and we were aware of the Homes England grant conditions, it became clear that if we wanted to apply for grant, then the Company could have no involvement in the site because it would have to be a Council owned site to qualify. So s.40(2) comment to you is correct that, that this was a Council project not a KGE project.

I hope this helps.

Regards

s.40(2)

s.40(2)

Spelthorne Borough Council

Council Offices, Knowle Green, Staines-upon-Thames, TW18 1XB

Tel: s.40(2)

From: Celia Crescent [<mailto:celiacresra@gmail.com>]

Sent: 02 October 2019 17:39

To: s.40(2) @spelthorne.gov.uk>

Cc: s.40(2) @spelthorne.gov.uk>

Subject: Re: White House and KGE

Hi s.40(2)

Thats great to hear.

Now we have this confirmed in writing by Spelthorne Borough Councils Chief Exec's office can you answer the following questions?

Q1. If KGE are not involved in the White House development why did they pay for the Ecology Report for this development?

Q2. If KGE are not involved in the White House development why are they actively stating in writing within their own documents that the White House will be 28 affordable flats which is NOT a homeless hostel?

Q3. If KGE are not involved in the White House development why was the consultant from Cushman & Wakefield representing KGE at the planning committee in support of the White House application. I spoke to him and he confirmed this?

I look forward to your reply.

Thanks

s. 40(1)

On 02/10/2019 17:20, s. 40(2) wrote:

s. 40(1)

Thank you for your email, I have asked your question and can confirm KGE is not involved in the White House Hostel development.

Kind regards

s. 40(2)

[Redacted]
[Redacted]
[Redacted]

Spelthorne Borough Council

Council Offices, Knowle Green, Staines-upon-Thames, TW18 1XB

Tel: s. 40(2)

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[Spelthorne Borough Council Privacy Notice](#)

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[Spelthorne Borough Council Privacy Notice - Complaints](#)

From: Celia Crescent [mailto:celiacresra@gmail.com]

Sent: 30 September 2019 13:06

To: s. 40(2) <[s.40\(2\)@spelthorne.gov.uk](mailto:s.40(2)@spelthorne.gov.uk)>

Subject: Re: White House and KGE

Hi

That does not answer my question, s. 40(2) told me to my face in that meeting that KGE were not involved with the White House development, can he please confirm his comments please.

s. 40(1)

On 30/09/2019 13:03, s. 40(2) wrote:

Dear s. 40(1)

Thank you for your enquiry.

The purpose of the meeting being recorded was to facilitate the minutes of the meeting. The minutes of the meeting have now been produced and published on our website - we no longer have the recording.

The minutes can be found at:

<http://www.spelthorne.gov.uk/whitehouse>

Kind regards

s. 40(2)

[REDACTED]
[REDACTED]
[REDACTED]

Spelthorne Borough Council

Council Offices, Knowle Green, Staines-upon-Thames, TW18 1XB

Tel: s. 40(2)

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Please click here to view our data protection privacy notice for complaints:

[Spelthorne Borough Council Privacy Notice - Complaints](#)

From: Celia Crescent [<mailto:celiacresra@gmail.com>]

Sent: 29 September 2019 16:16

To: s. 40(2) <[s.40\(2\)@spelthorne.gov.uk](mailto:s.40(2)@spelthorne.gov.uk)>

Subject: White House and KGE

Dear s. 40(2)

One of the first questions I asked yourself on the record at the Hostel meeting back in July was whether KGE were in anyway involved in the White House project.

You will clearly hear it as I recall the meeting was recorded, if you are able to please provide me with a copy of the recording and I will review it myself.

Your response was that KGE were not involved with this development.

Can you confirm if your statement is correct?

Thanks s. 40(1)

Spelthorne Means Business

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[REDACTED]

From: Celia Crescent <celiacresra@gmail.com>
Sent: 03 November 2019 03:02
To: s. 40(2)
Cc: s. 40(2)
Subject: Re: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

now up on our twitter feed

<https://twitter.com/OurSpelthorne/status/1190818947484016640>

On 02/11/2019 23:26, Celia Crescent wrote:

Hi s. 40(2)

The residents are somewhat perplexed that the Leader of Spelthorne Council is putting on Social Media that you have approved grant funding for the White House hostel, when we have only last week provided you with concrete evidence that Knowle Green Estates are clearly involved in this development and they are publicly advertising the fact despite the fact that SBC are denying those facts?

In clear violation of your policies which SBC have stated they are aware of.

Why?

The 100's of residents this affects would appreciate an answer.

Thanks

s. 40(1)

On 28/10/2019 16:35, s. 40(2) wrote:

Dear s. 40(1)

Thank you again for your emails setting out your concerns to my colleague s. 40(2) about the bid by Spelthorne Council to Homes England for grant funding.

We take allegations of this kind very seriously, as we are obviously keen to ensure that there is no misuse of government grants.

We therefore commissioned a full investigation of your allegations by a senior member of our legal team, who examined the documents produced by the Council in relation to the Council's decision to grant planning permission, the Cabinet decisions to fund the design and construction of the hostel and the involvement of Knowle Green Estates Limited. In undertaking this exercise, she obtained a number of additional Cabinet reports that had been produced by the Council but which contained information exempt from disclosure under Local Government legislation. After considering all of this material, no evidence was found that the Council concealed information from, or sought to mislead, its Planning Committee, its Cabinet, Homes England or the public about the fact that the proposal for the White House was for a hostel for homeless people, rather than a severe weather emergency provision only. The application for grant funding can therefore be considered by the Homes England in the usual way. No decision has been taken as yet on the merits of the application.

Best wishes,

s. 40(2)

[Redacted signature]



From: Celia Crescent <celiacresra@gmail.com>

Sent: 02 October 2019 16:58

To: s. 40(2)

Cc: Homes England Enquiries <enquiries@homesengland.gov.uk>

Subject: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi **s. 40(2)**

The LPA ignored all of these major issues which is why we are having to raise the issues with the LCO and why there needs to be proper external oversight, which is you guys as you are going to give them at least £2m of tax payer money. If you are unable to provide oversight please tell me who is responsible.

I have raised the issues of the council misrepresenting the reasons for securing £4m of capital budget to the SFO.

The LPA have ignored the following all raised directly with them

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400+ Resident Petition objecting to the development

The significant errors and misrepresentations in their planning application

Their own Community Involvement and Parking guidelines

Hostel resident safety

The list goes on and on - all supported by factual evidence and ALL ignored.

We strongly suggest that you look into this application very thoroughly, if you look at the attached doc, Knowle Green Estates are showing the development as 28 affordable flats which is not a hostel as planning was approved for.

So the Council gain approval for a homeless hostel, then gain £4m of funding by stating it is for SWEP which it is 100% not for and now their own limited company is stating in writing it is for affordable flats which is NOT a hostel.

So what is it, a homeless hostel, an SWEP facility [which it does not comply with] or 28 flats?

Which could mean you give them £2m for one thing and they build another.

Spelthorne Council withhold pertinent information and mislead.

This matter will be taken up with our MP as well.

Please take this matter seriously because people are now looking to sell their homes and move their families because of this development!

s. 40(1)

On 02/10/2019 16:37, s. 40(2) wrote:

Dear s. 40(1)

Thank you for your email.

I can confirm that we have now received a grant funding application from Spelthorne Borough Council however I cannot comment on the specifics of the submission. Funding applications are assessed against strict criteria and there is no process which enables members of the public to input into the assessment.

The concerns you raise are matters for consideration during the Planning Application process which is for the Local Authority to determine, therefore such queries should be raised directly with the Local Authority.

Kind Regards,

s. 40(2)

[Redacted signature block]



Northstowe House
Rampton Road
Longstanton
Cambridge
CB24 3EN

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OFFICIAL

From: Celia Crescent <celiacresra@gmail.com>
Sent: 19 September 2019 21:29
To: Homes England Enquiries <enquiries@homesengland.gov.uk>
Cc: S. 40(2) [REDACTED] <[\[REDACTED\]@parliament.uk](mailto:[REDACTED]@parliament.uk)>
Subject: Re: FW: Local Government Hostel Grants CAS-114925-V9X0D5

Hello

Ref the previous enquiry I emailing on behalf of the nearly 500 residents who objected to the proposed Hostel being built in Spelthorne.

We understand that Spelthorne Borough Council will me making a grant application for £2m to support this development; from your recent response to my FoI request that application has not yet happened.

On Wed 18th September the planning committee approved the planning application so we expect that grant application to happen very soon.

There are significant fact based reasons why the location for this hostel is unsuitable for the residents and those who will be housed there all which have been ignored by the council, for example the safeguarding of children, road safety for hostel residents, affects on local community, parking, being close to 3 other hostels, next to a refuse depot, close proximity to residential homes.

It is an extensive list, but despite the residents being housed in the Hostel for up to 2 years the council classified this development as "sui generis" meaning they do not have to adhere to usual planning regs for residential developments even though it will be residential.

In addition the council have secured £4m of local tax payers money to pay for this development but have secured those funds stating that the hostel will be for SWEP use which is 100% not being used for as per their own planning docs.

This is a serious matter of gaining funds by misrepresentation and I have referred this to the Serious Fraud Office for their comment.

There are significant deceptions from the council and all can be factually challenged and I have no doubt that they will use the same tactics to gain the £2m from you.

Is it possible for the local tax payers to make a formal representation to yourselves in writing to address these concerns to prevent any grant being approved without thorough investigation, or will this have to come via our s. 40(2) [REDACTED] ?

Thank You

s. 40(1)
[REDACTED]

On 09/08/2019 18:41, Homes England Enquiries wrote:

Dear Celia

Thank you for your Enquiry. Reference No. CAS-114925-V9X0D5 Our team has replied with,

Dear Celia Crescent Residents

Homes England have several funding programmes available for eligible schemes and eligible applicants which include Housing Associations and Local Authorities.

I can confirm that no application for funding has been submitted by Spelthorne Council to date.

All applicants for funding go through due process and we can only make grant allocations to scheme that meet that strict criteria.

In general the details of individual funding requests made by applicants are subject to Data Protection.

Whilst I can confirm if an application has been received and allocation given, we are unable to share details.

Kind Regards,

s. 40(2)

Home Ownership & Supply – South East



Kind regards

s. 40(2)

Enquiries Team



0300 1234 500

enquiries@homesengland.gov.uk

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From: s. 40(2) **On Behalf Of** Homes England Enquiries

Sent: 26 July 2019 16:10

To: Celia Crescent

Subject: RE: Local Government Hostel Grants CAS-114925-V9X0D5

Dear Celia

Thank you for your Enquiry. Reference No. CAS-114925-V9X0D5

Your enquiry is currently being reviewed and you should receive a response within the next 5 working days. If we are unable to provide a full response to your enquiry, we will contact you to advise of the delay and let you know when you might reasonably expect a reply.

Kind regards

s. 40(2)

Enquiries Team



Homes
England

0300 1234 500

enquiries@homesengland.gov.uk

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From: Celia Crescent [<mailto:celiacresra@gmail.com>]

Sent: 25 July 2019 12:39

To: Homes England Enquiries

Subject: Local Government Hostel Grants

Hello

I am hoping you can help; we understand that Spelthorne Council are looking to secure a £2m grant from the Government to assist them in the building of a large homeless hostel.

Would this grant come from Homes England, if not can you advise us of the agency responsible.

The council have rejected a public consultation on this very large hostel and there is significant resident objections and we are concerned from the council

documents we have seen that they are misrepresenting this proposal in order to secure funding and already appointing contractors even though planning has not been approved.

Thanks

Celia Crescent Residents Group

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Please forward any Freedom of Information Requests to: enquiries@homesengland.gov.uk

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s. 40(2)

From: s. 40(2)
Sent: 05 November 2019 11:15
To: s. 40(2)
Cc: s. 40(2)
Subject: FW: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi s. 40(2)

s. 40(2) has forwarded this to me. I have tried to contact the Council to explain that we are not publicising any of our grant awards because of Purdah coming up and suggesting they do the same, but the Leader has obviously been quite quick off the mark putting something on social media. It is a little premature anyway as we are not yet in contract, nor completed the allocation in IMS.

I can only re-iterate that the 'policies' referred to below relate to the recipient of grant, and we have awarded grant to Spelthorne Council, not KGE. So there is no violation of 'policies' or grant rules.

Regards

s. 40(2)

OFFICIAL

From: Celia Crescent <celiacresra@gmail.com>
Sent: 02 November 2019 23:26
To: s. 40(2) <[s.40\(2\)@homesengland.gov.uk](mailto:s.40(2)@homesengland.gov.uk)>
Cc: s. 40(2)
Subject: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi s. 40(2)

The residents are somewhat perplexed that the Leader of Spelthorne Council is putting on Social Media that you have approved grant funding for the White House hostel, when we have only last week provided you with concrete evidence that Knowle Green Estates are clearly involved in this development and they are publicly advertising the fact despite the fact that SBC are denying those facts?

In clear violation of your policies which SBC have stated they are aware of.

Why?

The 100's of residents this affects would appreciate an answer.

Thanks

s. 40(1)

On 28/10/2019 16:35, s. 40(2) wrote:

Dear s. 40(1)

Thank you again for your emails setting out your concerns to my colleague s. 40(2) about the bid by Spelthorne Council to Homes England for grant funding.

We take allegations of this kind very seriously, as we are obviously keen to ensure that there is no misuse of government grants.

We therefore commissioned a full investigation of your allegations by a senior member of our legal team, who examined the documents produced by the Council in relation to the Council's decision to grant planning permission, the Cabinet decisions to fund the design and construction of the hostel and the involvement of Knowle Green Estates Limited. In undertaking this exercise, she obtained a number of additional Cabinet reports that had been produced by the Council but which contained information exempt from disclosure under Local Government legislation. After considering all of this material, no evidence was found that the Council concealed information from, or sought to mislead, its Planning Committee, its Cabinet, Homes England or the public about the fact that the proposal for the White House was for a hostel for homeless people, rather than a severe weather emergency provision only. The application for grant funding can therefore be considered by the Homes England in the usual way. No decision has been taken as yet on the merits of the application.

Best wishes,

s. 40(2)

[Redacted signature block]

| | | | |
|---------------------|---------|--|---|
| Site ID | SS1/002 | Site Name | White House, Kingston Road, Ashford |
| Area (ha) | 0.26 | Location | Mixed Urban area (0.19ha) & Green Belt (0.07) |
| Density | 107 dph | Approximate number of dwellings | 28 dwellings |
| Requirements | | | |



Summary of officer conclusions

Whilst the site falls within a sub area considered to be strongly performing in Green Belt terms, there is scope for a small part to the south to be released without impacting on the integrity of the larger sub area or the wider Green Belt as a whole. It would serve to 'round off' a somewhat irregular parcel that appears to have been created when the depot site was taken out of the Green Belt and would maintain a strong boundary to the south where the aqueduct runs. A more defensible boundary would need to be introduced to the east but this would continue the existing external boundary that runs behind the depot building. At present, the Green Belt boundary cuts across the site with no strong boundary. Further justification for this relatively small adjustment to the Green Belt boundary would be the positive contribution the site would make to the spatial strategy in terms of providing affordable housing and accommodation for the homeless, although the latter has since been granted planning permission. Whilst a scheme could be delivered on the urban part of the site alone, freeing up the remainder of the site would allow its full potential to be realised and could result in a better layout and design. The development of this sustainable site that would meet housing need weighs strongly in the balance of considerations, including the impact of releasing the site from the Green Belt.

With regards to the location, the site is located sufficiently away from residential homes and the main town centre, thereby allowing the occupants an opportunity to rehabilitate without the pressures and temptations typically present in such areas. The proposed location further adheres to policy Strategic Policy 1 (Location of Development) which states that the extent of the existing urban area will be maintained and provision for all new development will be made within it and that new residential development will only be allowed in Flood Zones 1 and 2 where it can be demonstrated that flood risks

s. 40(2)

From: Celia Crescent <celiacresra@gmail.com>
Sent: 15 November 2019 00:46
To: s. 40(2)
Cc: s. 40(2)
Subject: Re: More Pertinent Information - Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi s. 40(2)

I was at a meeting tonight where Spelthorne Council were presenting details of their Local Plan, in that meeting it was confirmed that they were looking at the building of 28 new homes next to the hostel before the planning decision for the hostel was made and despite the supporting documentation for the hostel stating the site was chosen because it was away from residential properties.

The leader of the council, the deputy leader and no doubt many others within the administration would also have been aware of these prudent details.

A local Cllr at the planning meeting was misled about this information when he asked a direct question about the land where these 28 flats are proposed, so it is clear that with regard to the hostel planning process significant and prudent information was withheld by the Council from the residents and some members of the planning committee which is clearly an illegal act.

This would seem based on the facts that there is some collusion within the administration and through those inappropriate actions are/have gained access to a significant grant from Homes England.

I have asked the local Police if this is something that comes under their remit to investigate as withholding pertinent information from the local residents when the council is the landowner, developer and LPA is very concerning, especially when trying to gain access to significant tax payer funding.

Thanks s. 40(1)

On 06/11/2019 00:35, Celia Crescent wrote:

Hi s. 40(2)

So yet again it is clearly documented that Spelthorne Council are misrepresenting the facts around the Hostel development, misleading the residents and withholding information from the planning committee.

As attached you will see that the Council's own documentation states that the Hostel will be away from residential homes but when they released their local plan documents today it seems the council are planning on building 28 flats next to the Hostel.

In clear contradiction of their own supporting documentation for the Hostel and the supposed benefits to the hostel residents.

Now the Knowle Green Estates doc that was published in August 2019 was either referring to the hostel itself as the Local Plan had not been publicly released or it refers to these newly proposed flats on the green belt next to the hostel, which the Council deliberately withheld from the public and the planning committee and specific questions about that land were asked by the residents and a Cllr on the Planning Committee concerning the hostel with the response that there were no plans for this land.

This shows a clear level of collusion within the Council's administration that requires external and independent examination. The Council Monitor is the Co. Secretary of KGE so he is not impartial.

Now would you want to buy a flat next to a homeless hostel where in the Council's own words people with drug/alcohol/mental issues, ex offenders will live?

So that would then lead that for the Council to sell those flats they will have to do something about that hostel, so if they do a change of use and turn it into residential its much easier to sell those flats.

Which means Homes England will have given a £2m grant to Spelthorne for a Hostel that then gets turned into residential and the homeless get kicked out!

This whole development must immediately have external and independent investigation before any grant is approved or as per the Cllr Leaders Twitter has it already been approved?

Thanks

s. 40(1)

On 02/11/2019 23:26, Celia Crescent wrote:

Hi **40(2)**

The residents are somewhat perplexed that the Leader of Spelthorne Council is putting on Social Media that you have approved grant funding for the White House hostel, when we have only last week provided you with concrete evidence that Knowle Green Estates are clearly involved in this development and they are publicly advertising the fact despite the fact that SBC are denying those facts?

In clear violation of your policies which SBC have stated they are aware of.

Why?

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Thanks

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We therefore commissioned a full investigation of your allegations by a senior member of our legal team, who examined the documents produced by the Council in relation to the Council's decision to grant planning permission, the Cabinet decisions to fund the design and construction of the hostel and the involvement of Knowle Green Estates Limited. In undertaking this exercise, she obtained a number of additional Cabinet reports that had been produced by the Council but which contained information exempt from disclosure under Local Government legislation. After considering all of this material, no evidence was found that the Council concealed information from, or sought to mislead, its Planning Committee, its Cabinet, Homes England or the public about the fact that the proposal for the White House was for a hostel for homeless people, rather than a severe weather emergency provision only. The application for grant funding can therefore be considered by the Homes England in the usual way. No decision has been taken as yet on the merits of the application.

Best wishes,

s. 40(2)

s. 40(2)



Homes
England



From: Celia Crescent <celiacresra@gmail.com>

Sent: 02 October 2019 16:58

To: s. 40(2)

Cc: Homes England Enquiries <enquiries@homesengland.gov.uk>

Subject: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi s. 40(2)

The LPA ignored all of these major issues which is why we are having to raise the issues with the LCO and why there needs to be proper external oversight, which is you guys as you are going to give them at least £2m of tax payer money. If you are unable to provide oversight please tell me who is responsible.

I have raised the issues of the council misrepresenting the reasons for securing £4m of capital budget to the SFO.

The LPA have ignored the following all raised directly with them

Child safeguarding issues.

400+ Resident Petition objecting to the development

The significant errors and misrepresentations in their planning application

Their own Community Involvement and Parking guidelines

Hostel resident safety

The list goes on and on - all supported by factual evidence and ALL ignored.

We strongly suggest that you look into this application very thoroughly, if you look at the attached doc, Knowle Green Estates are showing the development as 28 affordable flats which is not a hostel as planning was approved for.

So the Council gain approval for a homeless hostel, then gain £4m of funding by stating it is for SWEP which it is 100% not for and now their own limited company is stating in writing it is for affordable flats which is NOT a hostel.

So what is it, a homeless hostel, an SWEP facility [which it does not comply with] or 28 flats?

Which could mean you give them £2m for one thing and they build another.

Spelthorne Council withhold pertinent information and mislead.

This matter will be taken up with our MP as well.

Please take this matter seriously because people are now looking to sell their homes and move their families because of this development!

s. 40(

On 02/10/2019 16:37, s. 40(2) wrote:

Dear s. 40(1)

Thank you for your email.

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OFFICIAL

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Sent: 19 September 2019 21:29
To: Homes England Enquiries <enquiries@homesengland.gov.uk>
Cc: S. 40(2) <[REDACTED]@parliament.uk>
Subject: Re: FW: Local Government Hostel Grants CAS-114925-V9X0D5

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s. 40(1)

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Kind Regards,

s. 40(2)

Home Ownership & Supply – South East



Kind regards
s. 40(2)
Enquiries Team



0300 1234 500
enquiries@homesengland.gov.uk

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From: s. 40(2) **On Behalf Of** Homes England Enquiries
Sent: 26 July 2019 16:10
To: Celia Crescent
Subject: RE: Local Government Hostel Grants CAS-114925-V9X0D5

Dear Celia

Thank you for your Enquiry. Reference No. CAS-114925-V9X0D5

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Kind regards

s. 40(2)

Enquiries Team



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From: Celia Crescent [<mailto:celiacresra@gmail.com>]

Sent: 25 July 2019 12:39

To: Homes England Enquiries

Subject: Local Government Hostel Grants

Hello

I am hoping you can help; we understand that Spelthorne Council are looking to secure a £2m grant from the Government to assist them in the building of a large homeless hostel.

Would this grant come from Homes England, if not can you advise us of the agency responsible.

The council have rejected a public consultation on this very large hostel and there is significant resident objections and we are concerned from the council documents we have seen that they are misrepresenting this proposal in order to secure funding and already appointing contractors even though planning has not been approved.

Thanks

Celia Crescent Residents Group

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s. 40(2)

From: Celia Crescent <celiacresra@gmail.com>
Sent: 21 November 2019 19:39
To: s. 40(2)
Cc: s. 40(2)
Subject: Re: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry
Attachments: Public minutes 18092019.pdf

Hi s. 40(2)

Further to previous emails about the White House grant application from Spelthorne Council, we are finding more documentation that 100% proves that the council are misrepresenting the facts.

As per the Council's Chief exec he has confirmed via his PA in writing [as below] that Knowle Green Estates could not be involved with the White House project but if you look at the minutes from the planning committee meeting [page 2] the planning is on behalf of Knowle Green Estates.

This is getting a very serious matter and I am now in contact with the Police about the evidence required for "misconduct in public office" charges as it is clear that members within the administration are not acting in an appropriate manner and are not telling the truth and they could be acting in the same manner to yourselves and gaining monies by misrepresentation.

I would appreciate a formal response to the evidence we have provided to yourselves.

Once Parliament re sits we will be formally writing to the appropriate ministers, also can you please confirm what agency deals with Complaints against Homes England, because if all the pertinent information we have been providing has been ignored and Spelthorne have still be given the grant there seems grounds for a formal complaint.

The Council leader was telling everyone you had awarded the grant for the White House when you formally told me no decision had been made - so someone is not being factually correct.

Phone is always on if someone wants to discuss this,

s. 40(1)

"In general, the Company is a subsidiary of the Council and its purpose is to deliver residential accommodation. At the early stages of this project it may have been envisaged that the Company could have been involved in developing and running this site. However, as the project progressed and we were aware of the Homes England

grant conditions, it became clear that if we wanted to apply for grant, then the Company could have no involvement in the site because it would have to be a Council owned site to qualify. So s. 40(2) comment to you is correct that, that this was a Council project not a KGE project."

On 28/10/2019 16:35, s. 40(2) wrote:

Dear s. 40(1)

Thank you again for your emails setting out your concerns to my colleague s. 40(2) about the bid by Spelthorne Council to Homes England for grant funding.

We take allegations of this kind very seriously, as we are obviously keen to ensure that there is no misuse of government grants.

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Best wishes,

s. 40(2)

[Redacted signature block]



**Minutes of the Planning Committee
18 September 2019**

Present:

Councillor R.A. Smith-Ainsley (Chairman)
Councillor H. Harvey (Vice-Chairman)

Councillors:

| | | |
|--------------|----------------|------------|
| R.O. Barratt | S.A. Dunn | V. Siva |
| C. Barnard | M. Gibson | B.B. Spoor |
| A. Brar | T. Lagden | J. Vinson |
| S. Buttar | L. Nichols | |
| R. Chandler | R.W. Sider BEM | |

Apologies:

Councillor C. Barnard apologised for his late arrival during item 5 (Minute 239/19 below refers).

In Attendance:

The following Councillors, who are not members of the Committee, attended the meeting to observe proceedings:-

I.T.E. Harvey, M.M. Attewell, J.H.J. Doerfel, J.T.F. Doran and R.D. Dunn

Councillors who are not members of the Committee, but attended the meeting and spoke on an application in or affecting their ward, are set out below in relation to the relevant application.

Councillor C. Bateson – Application No: 19/00815/FUL - White House, Kingston Road, Ashford, TW15 3SE.

Councillor S. Doran - Application No. 19/00956/FUL - Land at Northumberland Close, Bedfont Road, Stanwell.

237/19 Minutes

The minutes of the meeting held on 21 August 2019 were approved as a correct record.

238/19 Disclosures of Interest

a) Disclosures of interest under the Members' Code of Conduct

There were none.

b) Declarations of interest under the Council's Planning Code

Application No. 19/00815/FUL - White House, Kingston Road, Ashford, TW15 3SE.

As this was a Knowle Green Estate (KGE) application, the Chairman declared on behalf of all Committee Members that they had received correspondence in relation to the application, but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillors H. Harvey, A. Brar, R.W. Sider BEM and B. Spoor reported that they had visited the site and had maintained an impartial role, had not expressed any views and had kept an open mind.

Application No. 19/00956/FUL - Land at Northumberland Close, Bedfont Road, Stanwell.

As this was a Knowle Green Estate (KGE) application, the Chairman declared on behalf of all Committee Members that they had received correspondence in relation to the application, but had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillors H. Harvey and R. W. Sider BEM reported that they had visited the site and had maintained an impartial role, had not expressed any views and had kept an open mind.

Councillor H. Harvey also reported that she had spoken with a resident of Cleveland Park and had maintained an impartial role, had not expressed any views and had kept an open mind.

Application No. 19/01051/FUL - 15 London Road, Staines upon Thames, TW18 4EX.

Councillors R.A. Smith-Ainsley, H. Harvey, R. Chandler, S. Dunn, R.W. Sider BEM and V. Siva recorded that they had received correspondence in relation to the application, but had maintained an impartial role, had not expressed any views and had kept an open mind.

239/19 Application No. 19/00815/FUL - White House, Kingston Road, Ashford, TW15 3SE

Description:

The application sought the provision of a 31 bed homeless hostel for single people on the site of the former White House, adjacent to the Council depot, on Kingston Road. The building is to be managed for Spelthorne Borough Council by the Salvation Army.

The proposed hostel use is a *sui generis* use meaning it does not fall within a specific use class of the Town and Country Planning (Use Classes) Order 1987 (as amended), and specifically is not considered to be a residential use. As such the Council's policies that apply to residential development were not applicable to this specific development.

Additional Information:

The Planning Development Manager gave the following updates:

- 11 additional letters of objection were received.
- 2 additional letters of support were received.
- 1 additional complaint letter was received.

Para 7.45, page 30 should read:-

The block plan also shows that the closest window within the proposed development, ~~for the units on the north west corner,~~ would be ~~38m~~ **36m** to the front side boundary ~~from the park boundary~~ and over 40m from the rear side boundary to **364** in Kingston Road.

Replacement Condition

Condition 9 should be replaced with the following condition:

- 1.)The rated noise level from the plant hereby approved shall be at least 10 dB(A) below the background noise level at the nearest noise sensitive property as assessed using the guidance contained within BS4142 (2014).

Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery.

Informative

The applicant is advised that machinery, plant/equipment and extract/ventilation system and ducting should be are mounted with proprietary anti-vibration isolators and fan motors should be vibration isolated from the casing and adequately silenced. The reason for this is to ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by vibration.

Condition Amendment

Condition 2 to be amended to include the Acoustic Planning Report, June 2019.

Public Speaking:

In accordance with the public speaking procedures, Martin Shortland spoke against the proposal raising the following comments:

- He is speaking for 500 residents
- The application submission is inaccurate
- The Statement of Community Involvement on consultation has been ignored

- The planning guidelines have been ignored
- A judicial review will be successful
- The site is unsuitable for the proposal
- The road is an accident blackspot
- No pedestrian crossing is provided
- There is limited bus access
- The site is remote
- Overbearing development
- Overdevelopment of the site
- Will set a precedent
- Harmful to residential amenity
- Concern over the proposed

In accordance with the public speaking procedures, Ian Anderson spoke for the proposal raising the following comments:

- The application is in response to the Homeless Reduction Act - ambitious targets have been set
- It is a *Sui Generis* use and will have no permitted development rights
- The Council agreed in 2018 to build a hostel
- Building is orientated to minimise overlooking
- Many issues raised in the representations are not planning matters
- The Council has a duty of care

In accordance with the public speaking procedures, Ward Councillor C. Bateson spoke on the proposal raising the following comments:

- The Council has not fully engaged with the residents
- The location is unsuitable
- The height of the building is excessive
- The building is located too close to the residents
- Road / pedestrian safety concerns
- The site is located too far to local amenities

Debate:

During the debate, the following key issues were raised:

- The Planning Committee report addresses all the planning issues
- Concern over pedestrian safety
- Query over disabled access
- Query over the possible use of the adjoining land
- Will be managed by the Salvation Army who has immeasurable experience
- Query over *Sui Generis* use
- Concern over the height of the building
- Proximity to residents
- The Council has a duty of care to rehouse homeless people
- Query over whether the site is appropriate next to the Depot

Decision:

The application was **approved** subject to conditions, as recommended in the Planning Committee report, and as amended above.

Councillor C. Barnard took no part in the debate or vote on this item, due to his late arrival.

240/19 Application No. 19/00956/FUL - Land at Northumberland Close, Bedfont Road, Stanwell,

Description:

This application sought the erection of a building comprising 8,241 square metres to provide warehousing and distribution/logistics (Class B8) and associated offices together with associated access, loading/uploading, car parking, servicing and landscaping.

Additional Information:

The Planning Development Manager gave the following updates:

1. A response was received from Highways England raising no objection.
2. An Addendum to the revised Air Quality Assessment was submitted. The Council's Pollution Control Officer had since responded by removing her objection to the proposal on air quality grounds subject to conditions relating to dust and electric vehicle charging. Consequently reason for refusal 6 on Section 9 (Recommendation) of the committee report was removed.
3. A revised noise impact assessment was submitted. However, the Council's Environmental Health Officer responded by maintaining her objection on noise impact grounds.
4. The Heathrow consultation (para 8.75, page 87) expired on the 13/09/2019. Spelthorne Council had sent a consultation response to this.
5. A late response from the applicant was received commenting on the objections raised by local residents under paragraph 6.2 of the report. Most of the points raised had been covered in the committee report. Of the other issues, many did not relate to the application or were not planning matters. With regard to 'overlooking/loss of privacy' and 'noise and dust during construction', these issues could be addressed by conditions if the application was approved. With regard to 'open space', there was no planning designation on the site for open space in the current Local Plan.
6. Two late letters were received from the applicant. The first letter was confirming an interest from an operator JAS (Jet Air Service) who had expressed interest in occupying the building subject to planning permission. The second letter was from Heathrow Airport Limited (HAL) dated December 2018 to the owner of the land indicating HAL's potential interest in acquiring the land.

7. Amendment to paragraph 3.1 of the committee report:

3.1 The site has the following planning history:

FUL/90/346

Erection of 1,692 sq m (18,212 sq ft) of Class B8 storage and distribution warehousing with ancillary office accommodation, and provision of car and lorry parking.

Approved

19/09/1990

8. Amendment to paragraph 8.6 of the committee report:

8.6 The GBA identified two tiers of land parcels: Strategic Green Belt Areas ('Strategic Areas') and Local Green Belt Areas ('Local Areas'). The assessment divided Spelthorne into two strategic areas that were consistent with the areas adopted by Elmbridge Borough Council for its GBA. The application site lies within 'Strategic Area B A' which is described in paragraph 4.3.1 of the GBA as ~~"a band of Green Belt maintaining separation between a number of settlements including Ashford / Sunbury-on-Thames / Stanwell, Staines upon Thames / Shepperton / Walton on Thames, and Chertsey, Addlestone, and Egham.~~ **a north-eastern band of Green Belt at the very edge of London which separates the London fringe settlements (e.g. Bedfont, Feltham, Sunbury-on-Thames and Hampton) from settlements to the south-west."** In its conclusion (section 7), the assessment affirms that this area "plays an important role in meeting the fundamental aim of the Green Belt through preventing sprawl from settlements in Surrey by keeping land permanently open".

9. Amendment to paragraphs 8.27 and 8.29 of the committee report:

8.27 The site is adjacent to existing residential properties on the western side (Clare Road) and to the north east (Cleveland Park). The proposed building will be almost 38 metres away from the 222 Clare Road's rear elevation which is the nearest dwelling and some 21 metres from the neighbouring rear boundaries. The proposed building at this point slopes to a lower height of 14 metres at the eaves. The overall height is 16.19 metres (roof apex). The proposed development on its western elevation presents a continuous wall of development of ~~464~~ **165** metres.

Whilst it is noted that the proposal would be further set in from the adjacent residential properties along Clare Road compared to the refused scheme, the proposed building would be greater in height. The proposed development would still present a continuous mass of the ~~464~~ **165** metre western elevation and due to its height, form and bulk would appear visually obtrusive and dominating, particularly for the neighbouring occupiers when using their gardens. Whilst some degree of screening has been proposed by the applicant in the form of tree planting, the Council's Tree Officer is of a view that the proposed trees along the western side would not be large enough to facilitate adequate screening.

Public Speaking:

In accordance with the public speaking procedures, Jemma Brown spoke against the proposal raising the following comments:

- Overbearing
- Overbearing and loss of privacy
- The use will take place 19-20 hours per day – 4am – midnight
- Noise concerns
- Light concerns
- Concerns over vibrations
- Concerns over fumes
- Adverse impact on residents
- Will affect the mental health well-being of residents

In accordance with the public speaking procedures, Ian Anderson spoke for the proposal raising the following comments:

- Heathrow is the only Airport in the country for logistics
- The use needs to be close to the airport
- The site has been assessed as weakly performing green belt
- Will provide an off-site cargo handling facility
- There is a clear need for significant cargo space
- This site will get developed
- The applicant has a potential operator
- Very special circumstance exist as the proposal is linked to the operation of Heathrow

In accordance with the public speaking procedures, Ward Councillor S.M. Doran spoke on the proposal raising the following comments:

- The site is designated as Green Belt
- The proposal does not meet the requirements in the NPPF
- Very special circumstance have not been met
- There are bats on the site
- It is already a highly polluted area
- The building will be dominant
- Loss of privacy
- The mental health well-being of residents will be affected
- Light pollution.

Debate:

During the debate the following key issues were raised:

- The site is assessed as weakly performing green belt
- The site is allocated within the proposed Development Consent Order
- Concern that the officers have not worked positively and proactively with the applicant
- It is very similar to that refused in 2015

- A satisfactory relationship with residential properties has to be achieved as required by policy EN1b – concern over impact on residents and is contrary to this policy
- Is greater in height compared with the refused scheme
- The building has a continuous mass which is visually obtrusive
- A 6m high acoustic fence does not solve the noise objection and will have an overbearing impact
- The site will be developed in the future
- Proposal is contrary to policy SP6
- Who has to demonstrate very special circumstances
- Could set a precedent for other development on the green belt
- Is an appalling layout in relation to the existing dwellings
- Will result in the removal of trees and replanting
- It is not necessary to use the entrance in Northumberland Close
- There is insufficient land for housing
- Will provide jobs at Heathrow

Decision:

The application was **refused** as recommended and for the reasons set out at paragraph 9. in the Planning Committee report, subject to the deletion of reason 6.

241/19 Application No. 19/01051/FUL - 15 London Road, Staines upon Thames, TW18 4EX

Description:

This application was for the erection of two buildings to provide 173 residential homes (Class C3) and flexible commercial space at ground and first floors (Class A1, A2, A3, B1, D1 or D2), with landscaping and associated works, to be delivered as an extension to the wider redevelopment of 17-51 London Road under application 19/00290/FUL, comprising an additional 22 homes above those within application 19/00290/FUL.

Additional Information:

The Planning Development Manager gave the following updates:

Due to the way the legal agreements were to be linked, the Planning Committee should be aware that this application had been considered as an amendment to the existing planning approval 19/00290/FUL. The finance considerations in para. 7.118 (page 131) and recommendation to grant in s9 (A) 1 and 2 (page 132) therefore reflected the variation to the existing s106 to account for the existing requirements and the additional 20 units at 15 London Road and 2 additional affordable housing units to Block E, resulting from this application.

The conditions at s9 (B) (page 134 onwards) also reflected those attached to the existing planning approval 19/00290/FUL with appropriate amendments to incorporate the additional 20 units at 15 London Road and 2 additional affordable housing units to Block E, resulting from this application.

Additional Condition

An additional condition was recommended, as requested by the County Archaeology Officer:

Condition: No development, with the exception of demolition to slab level, shall take place within plot 15 London Road until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, to be conducted in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority.

In the interests of the Staines Area of High Archaeological Potential, in accordance with Saved Policy BE25.

Public Speaking:

There were no public speakers for this item.

Debate:

During the debate the following key issues were raised:

- The principle of high development has already been accepted
- 15 London Road should have been demolished a long time ago
- Will assist with our housing need
- Will improve the appearance of London Road
- Concern over traffic signals nearby
- Concerns that CHP is not renewable energy

Decision:

The application was **approved** as set out in the Planning Committee Report, subject to the prior completion of a S106 agreement.

242/19 Application No. 19/00933/FUL - The Greeno Centre and Shepperton Recreation Ground, 45 Glebeland Gardens, Shepperton, TW17 9DH

Description:

This Application was for the erection of an enclosed patio area to provide an external seating area for visitors to the Greeno Centre including erection of railing boundary enclosure of 1.8m in height.

Additional Information:

Consultation response from the Council's Pollution Control Officer raising no objection was reported.

Public Speaking:

There were no public speakers for this item.

Debate:

During the debate, the following key issues were raised:

- The facility is a great asset
- The facility is well used

Decision:

The application was **approved** as set out in the Planning Committee Report.

243/19 Tree Preservation Order TPO 263/2019 - Front verge at entrance to Shaftesbury Crescent, adjacent to 283 Ashford Road, Laleham, TW18 1QR

Description:

This Item sought the confirmation of Tree Preservation Order 263/2019, Front verge at entrance to Shaftesbury Crescent, adjacent to 283 Ashford Road, to protect one multi-stemmed tree on this site.

Decision:

The Tree Preservation Order 263/2019 was **confirmed** without modification.

244/19 Urgent Items

There were none.

s. 40(2)

From: s. 40(2)
Sent: 22 November 2019 11:53
To: s. 40(2)
Cc: s. 40(2) @homesengland.gov.uk; s. 40(2)
Subject: RE: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi s. 40(2)

I'm happy to draft a response for reply after purdah as they are focussing on the fact that Knowle Green Estates 'are involved' and seem to think this will affect our ability to provide grant funding. We fund many, many projects where planning approval is obtained by a different organisation to the one that we are grant funding – e.g. an RP may be purchasing affordable housing properties from a major housebuilder, or purchasing a site that already has planning permission – in these cases the RP does not take the scheme through planning. What matters is that the RP has a secure legal interest in the site before they draw down any grant from us, and for rented properties, the landlord upon completion/letting, must be an RP.

We are aware that Knowle Green Estates is a Wholly Owned Spelthorne BC Housing Delivery Company. We can't really comment on whether the planning application should be submitted by Spelthorne BC or by KGE (as stated above, it is not relevant to our grant funding) or whether the recording of Declaration of Interests at planning committee is correct. These are planning matters that have to be challenged through the appropriate channels.

The Council Leader did indeed 'tweet' about the grant decision just ahead of the purdah period starting, which is unfortunate given we are now in purdah and can't respond. However, the grant has not yet been allocated nor contracted, therefore the Council are aware that no formal legal/funding agreement yet exists with Homes England and therefore the tweet was premature. When we contacted the Residents Group saying no decision had been made, that was indeed the case, but the decision was made shortly afterwards.

I would need a line to take in terms of responding to the question about who deals with complaints against Homes England, though I'm not sure what their complaint actually is, as we have not ignored any information from this group, indeed quite the opposite.

I'm happy of course for s. 40(2) to look at this and provide a view as well, or if easier, I could draft a reply and she can check it before we send it?

In the meantime, if you receive any reply when you send the holding message, please could you forward to me so I can cover all points raised in my post-purdah response.

Thanks

s. 40(2)

OFFICIAL

From: S. 40(2) [redacted]@homesengland.gov.uk>
Sent: 22 November 2019 10:56
To: S. 40(2) [redacted]@homesengland.gov.uk>
Cc: S. 40(2) [redacted]@homesengland.gov.uk>
Subject: RE: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi S. 40(2) [redacted]

Thanks for this, I'm going to send a holding response back regarding purdah but internally do we think this should be passed to Legal again or are you both happy to draft a response back to the latest that we can then send after the election period?

Many thanks,

S. 40(2) [redacted]

From: S. 40(2) [redacted]@homesengland.gov.uk>
Sent: 22 November 2019 10:54
To: S. 40(2) [redacted]@homesengland.gov.uk>
Cc: S. 40(2) [redacted]@homesengland.gov.uk>
Subject: FW: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi S. 40(2) [redacted]

S. 40(2) [redacted] is forwarding me the emails that have recently been sent to you/CEO office from the Celia Crescent Resident Group. As they are not addressed to me I have not responded directly, and of course, we are in purdah at the moment anyway. Are we sending a holding response to these messages in the meantime, or is there any update on how / who should be responding to them going forward?

Many thanks

S. 40(2) [redacted]

OFFICIAL

From: S. 40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Sent: 22 November 2019 09:51
To: S. 40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Subject: FW: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

FYI – I have filed this email.

Best

S. 40(2) [redacted]

OFFICIAL

From: Celia Crescent <celiacresra@gmail.com>
Sent: 21 November 2019 19:39
To: S. 40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Cc: S. 40(2) [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Subject: Re: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi S. 40(2) [redacted]

Further to previous emails about the White House grant application from Spelthorne Council, we are finding more documentation that 100% proves that the council are misrepresenting the facts.

As per the Council's Chief exec he has confirmed via his PA in writing [as below] that Knowle Green Estates could not be involved with the White House project but if you look at the minutes from the planning committee meeting [page 2] the planning is on behalf of Knowle Green Estates.

This is getting a very serious matter and I am now in contact with the Police about the evidence required for "misconduct in public office" charges as it is clear that members within the administration are not acting in an appropriate manner and are not telling the truth and they could be acting in the same manner to yourselves and gaining monies by misrepresentation.

I would appreciate a formal response to the evidence we have provided to yourselves.

Once Parliament re sits we will be formally writing to the appropriate ministers, also can you please confirm what agency deals with Complaints against Homes England, because if all the pertinent information we have been providing has been ignored and Spelthorne have still be given the grant there seems grounds for a formal complaint.

The Council leader was telling everyone you had awarded the grant for the White House when you formally told me no decision had been made - so someone is not being factually correct.

Phone is always on if someone wants to discuss this,

s. 40(1)

"In general, the Company is a subsidiary of the Council and its purpose is to deliver residential accommodation. At the early stages of this project it may have been envisaged that the Company could have been involved in developing and running this site. However, as the project progressed and we were aware of the Homes England grant conditions, it became clear that if we wanted to apply for grant, then the Company could have no involvement in the site because it would have to be a Council owned site to qualify. So s. 40(2) comment to you is correct that, that this was a Council project not a KGE project."

On 28/10/2019 16:35, s. 40(2) wrote:

Dear s. 40(1)

Thank you again for your emails setting out your concerns to my colleague s. 40(2) about the bid by Spelthorne Council to Homes England for grant funding.

We take allegations of this kind very seriously, as we are obviously keen to ensure that there is no misuse of government grants.

We therefore commissioned a full investigation of your allegations by a senior member of our legal team, who examined the documents produced by the Council in relation to the Council's decision to grant planning permission, the Cabinet decisions to fund the design and construction of the hostel and the involvement of Knowle Green Estates Limited. In undertaking this exercise, she obtained a number of additional Cabinet reports that had been produced by the Council but which contained information exempt from disclosure under Local Government legislation. After considering all of this material, no evidence was found that the Council concealed information from, or sought to mislead, its Planning Committee, its Cabinet, Homes England or the public about the fact that the proposal for the White House was for a hostel for homeless people, rather than a severe weather emergency provision only. The application for grant funding can therefore be considered by the Homes England in the usual way. No decision has been taken as yet on the merits of the application.

Best wishes,

s. 40(2)

s. 40(2)

From: s. 40(2)
Sent: 27 November 2019 16:03
To: s. 40(2)
Subject: RE: More Pertinent Information - Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Thanks s. 40(2)

For the record, this is not new information – it is a paper that formed one of the appendices that went to Planning Committee and is readily available on Spelthorne’s planning portal. And what’s more there is a fundamental misunderstanding below of the figures that are contained within the report. Exceeding Building Regs by 26% means that it is 26% **better** than the Building Regs requirement. The figures contained within the report substantiate this although there appears to be a typo in the summary as the figure in the tables is 25.9% and in the summary is 26.5%. However, the difference is inconsequential.

There is also a planning condition which states:

18. Following construction of any groundwork and foundations, no construction of development above damp course level shall take place until a report is submitted to and agreed by the Local Planning Authority which includes details and drawings demonstrating how 10% of the energy requirements generated by the development as a whole will be achieved utilising renewable energy methods and showing in detail the estimated sizing of each of the contributing technologies to the overall percentage. The detailed report shall identify how renewable energy, passive energy and efficiency measures will be generated and utilised for each of the proposed buildings to meet collectively the requirement for the scheme. The agreed measures shall be implemented with the construction of each building and thereafter retained. Reason:-.To ensure that the development is sustainable and complies with Policy SP7 and CC1 of the Spelthorne Development Plan Core Strategy and Policies DPD.

So again, we are being asked to comment on planning matters, and more specifically on a report that was available to Planning Committee and consultees, but also where there appears to be a misunderstanding of the report by the Residents group.

Regards

s. 40(2)

OFFICIAL

From: s. 40(2) @homesengland.gov.uk>
Sent: 27 November 2019 00:05

To: S. 40(2) @homesengland.gov.uk; S. 40(2) @homesengland.gov.uk
Subject: FW: More Pertinent Information - Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi both,

Keeping you in the loop, this came through this evening re Spelthorne. A holding response has previously been sent to the group in alignment with purdah regulations.

Best,

S. 40(2)

From: Celia Crescent <celiacresra@gmail.com>

Sent: 26 November 2019 19:38

To: S. 40(2) @homesengland.gov.uk

Cc: S. 40(2)

Subject: Re: More Pertinent Information - Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi S. 40(2)

It seems the White House development exceeds Building Regulations for Carbon Emissions by 26%.

Check out page 13.

As we have said all along Spelthorne have rushed this through with no oversight and no proper scrutiny!

S. 40(1)

On 15/11/2019 00:45, Celia Crescent wrote:

Hi S. 40(2)

I was at a meeting tonight where Spelthorne Council were presenting details of their Local Plan, in that meeting it was confirmed that they were looking at the building of 28 new homes next to the hostel before the planning decision for the hostel was made and despite the supporting documentation for the hostel stating the site was chosen because it was away from residential properties.

The leader of the council, the deputy leader and no doubt many others within the administration would also have been aware of these prudent details.

A local Cllr at the planning meeting was misled about this information when he asked a direct question about the land where these 28 flats are proposed, so it is clear that with regard to the hostel planning process significant and prudent information was withheld by the Council from the residents and some members of the planning committee which is clearly an illegal act.

This would seem based on the facts that there is some collusion within the administration and through those inappropriate actions are/have gained access to a significant grant from Homes England.

I have asked the local Police if this is something that comes under their remit to investigate as withholding pertinent information from the local residents when the council is the landowner, developer and LPA is very concerning, especially when trying to gain access to significant tax payer funding.

Thanks **s. 40(1)**

On 06/11/2019 00:35, Celia Crescent wrote:

Hi **s. 40(2)**

So yet again it is clearly documented that Spelthorne Council are misrepresenting the facts around the Hostel development, misleading the residents and withholding information from the planning committee.

As attached you will see that the Council's own documentation states that the Hostel will be away from residential homes but when they released their local plan documents today it seems the council are planning on building 28 flats next to the Hostel.

In clear contradiction of their own supporting documentation for the Hostel and the supposed benefits to the hostel residents.

Now the Knowle Green Estates doc that was published in August 2019 was either referring to the hostel itself as the Local Plan had not been publicly released or it refers to these newly proposed flats on the green belt next to the hostel, which the Council deliberately withheld from the public and the planning committee and specific questions about that land were asked by the residents and a Cllr on the Planning Committee concerning the hostel with the response that there were no plans for this land.

This shows a clear level of collusion within the Council's administration that requires external and independent examination. The Council Monitor is the Co. Secretary of KGE so he is not impartial.

Now would you want to buy a flat next to a homeless hostel where in the Council's own words people with drug/alcohol/mental issues, ex offenders will live?

So that would then lead that for the Council to sell those flats they will have to do something about that hostel, so if they do a change of use and turn it into residential its much easier to sell those flats.

Which means Homes England will have given a £2m grant to Spelthorne for a Hostel that then gets turned into residential and the homeless get kicked out!

This whole development must immediately have external and independent investigation before any grant is approved or as per the Cllr Leaders Twitter has it already been approved?

Thanks

s. 40(1)

On 02/11/2019 23:26, Celia Crescent wrote:

Hi **s. 40(2)**

The residents are somewhat perplexed that the Leader of Spelthorne Council is putting on Social Media that you have approved grant funding for the White House hostel, when we have only last week provided you with concrete evidence that Knowle Green Estates are clearly involved in this development and they are publicly advertising the fact despite the fact that SBC are denying those facts?

In clear violation of your policies which SBC have stated they are aware of.

Why?

The 100's of residents this affects would appreciate an answer.

Thanks

s. 40(1)

On 28/10/2019 16:35, **s. 40(2)** wrote:

Dear **s. 40(1)**

Thank you again for your emails setting out your concerns to my colleague **s. 40(2)** about the bid by Spelthorne Council to Homes England for grant funding.

We take allegations of this kind very seriously, as we are obviously keen to ensure that there is no misuse of government grants.

We therefore commissioned a full investigation of your allegations by a senior member of our legal team, who examined the documents produced by the Council in relation to the Council's decision to grant planning permission, the Cabinet decisions to fund the design and construction of the hostel and the involvement of Knowle Green Estates Limited. In undertaking this exercise, she obtained a number of additional Cabinet reports that had been produced by the Council but which contained information exempt from disclosure under Local Government legislation. After considering all of this material, no evidence was found that the Council concealed information from, or sought to mislead, its Planning Committee, its Cabinet, Homes England or the public about the fact that the proposal for the White House was for a hostel for homeless people, rather than a severe weather emergency provision only. The application for grant funding can therefore be considered by the Homes England in the usual way. No decision has been taken as yet on the merits of the application.

Best wishes,

s. 40(2)

[Redacted signature]





ENERGY STATEMENT

WHITE HOUSE HOSTEL

Project No. LS18079
Date: August 2019
Issue: 4

27-33 Brighton Road
Redhill | Surrey | RH1 6PP
T: 020 7401 8382 | F: 0845 299 1265
www.meengineers.com

1.0 EXECUTIVE SUMMARY

ME Engineers has been appointed to undertake an Energy Statement to appraise how the proposed new development on Ashford Road shall respond to the relevant local and national policies.

The proposals are for a new hostel comprising reception, offices, shared kitchen and living rooms, 27 en-suite bedroom units and 4 one bed flats.

The development has been assessed against 2013 Building Regulations and the 2009 Spelthorne Borough Council Core Strategy and Policies Development Plan. Spelthorne borough council requires new developments to include measures to provide at least 10% of the developments energy demand from on-site renewable energy sources.

This energy statement details how the hostel will be designed, to maximise energy efficiency and meet the council's renewable energy targets.

This will be achieved by:

- Low U-values
- Low air permeability
- Community heating
- Energy efficient lighting
- Combined Heat & Power System

The report concludes that the most suitable renewable energy solution for the development at this stage is a Combined Heat and Power (CHP) system. An appropriately sized CHP would ensure that 18% of the development's energy demand is met by on-site renewable energy sources. The development exceeds Building Regulations carbon emissions targets by 26.5%.

CONTENTS PAGE

- 1.0 Executive summary
- 2.0 Introduction
- 3.0 Site analysis
- 4.0 Relevant policies, strategies and guidance
- 5.0 Energy efficiency
- 6.0 Energy appraisal
- 7.0 Technology applicable to proposed development
- 8.0 Conclusion and recommendations

2.0 INTRODUCTION

ME Engineers have been commissioned to undertake an Energy Statement to appraise how the proposed development shall respond to the relevant local and national policies.

This Energy Statement considers the sustainability issues relating to the proposed development and sets out the commitments and targets to be applied comprehensively to the development.

The purpose of this report is to support the planning application and demonstrate how the development will reduce carbon emissions in line with Part L of the building regulations and Spelthorne Borough Council's Core Strategy and Policies Development Plan.

3.0 SITE ANALYSIS

3.1 SITE DESCRIPTION

The site is located on Ashford Road, Ashford, TW15 3SE.

The scheme comprises reception, offices, shared kitchen and living rooms, 27 en-suite bedroom units and 4 one bed flats.



4.0 RELEVANT POLICIES, STRATEGIES AND GUIDANCE**4.1 NATIONAL POLICIES**

The National Planning Policy Framework (NPPF) was published July 2018. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

The NPPF states 'The purpose of the planning system is to contribute to the achievement of sustainable development' and refers to the definition of sustainable development as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

Core planning principles include supporting the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).

4.2 LOCAL POLICIES

At present, Spelthorne Borough Council have released a Core Strategies and Policies Development Plan (2009). Policy CC1 supports the provision of renewable energy, energy efficiency and sustainable development and requires new buildings and extensions exceeding 100m² to include measures to provide at least 10% of the developments energy demand from on-site renewable energy sources.

5.0 ENERGY EFFICIENCY

5.1 INTRODUCTION

At the heart of the approach to sustainable development is the aspiration to firstly improve the energy efficiency of the buildings in line with (and beyond where necessary) the requirements of Building Regulations. This follows the most recognised method of achieving sustainability through the energy hierarchy:

- Energy conservation – changing wasteful behaviour to reduce demand;
- Energy efficiency – using technology to reduce energy losses and eliminate energy waste.
- Exploitation of renewable, sustainable resources.
- Exploitation of non-sustainable resources using CO₂ emissions reduction technologies.
- Exploitation of conventional resources as we do now.

The energy efficiency measures that may be adopted for this scheme are discussed in further detail over the next few pages.

5.2 BUILDING FABRIC

Building fabric shall be carefully considered to ensure that U-values achieve Building Regulation values and exceed them where appropriate.

A medium weight thermal mass has been assumed, typical of a building built with masonry cavity walls and blockwork party walls.

The following U-values have been proposed for the new development:

| Element | U-value (W/m ² K) |
|---------------|------------------------------|
| External Wall | 0.15 |
| Ground Floor | 0.11 |
| Roof | 0.12 |
| Windows | 1.5 (g-value 0.45) |

5.3 SPACE HEATING AND HOT WATER

Centralised boiler & CHP plant serving radiators throughout has been proposed to provide the space heating and hot water to the hostel. High efficiency models ($\geq 92\%$) will be specified.

5.4 VENTILATION STRATEGY

As air permeability rates are driven down, research has shown that inadequate ventilation is a real cause for concern and that gases can build up in the building exceeding recommended limits. Gases such as VOCs and Carbon Dioxide/Monoxide are the common culprits.

The hostel will be naturally ventilated throughout with intermittent extract fans provided to bathrooms and kitchen areas. All windows will be openable to provide purge ventilation during hot weather.

Air permeability testing will be carried out for the development as required by Building Regulations. The targeted air permeability value is $5 \text{ m}^3/\text{hm}^2@50\text{Pa}$.

5.6 LIGHTING

It is proposed that 100% of lighting shall be energy efficient LED complying with Building Regulations requirements. LED lighting has been proposed with a target average luminous efficacy of 100lm/W . Occupancy sensing controls have been assumed for the communal areas.

5.7 SOLAR GAIN AND OVERHEATING

Openable windows with a u-value of 1.3 (including frame) and g-value of 0.45 have been proposed.

These values are achieved with high quality, low emissivity double glazing and ensure Building Regulations solar gains limits are not exceeded.

6.0 ENERGY APPRAISAL

6.1 INTRODUCTION

This statement provides an assessment of how the development shall reduce carbon emissions through the provision of energy efficient plant and low and zero carbon technologies.

It is proposed to follow the most recognised strategy for delivering sustainable development through first improving the energy efficiency of the building before considering the use of renewable energy. This strategy shall allow further renewable energy systems to be added or upgraded in the future in the most efficient way.

6.2 PREDICTED ENERGY DEMAND AND CARBON EMISSIONS

The carbon emissions and energy demand of the development have been calculated using the Simplified Building Energy Modelling (SBEM) and assessed against 2013 Building Regulations and the 2009 Spelthorne Borough Council Development Plan.

The tables below outline the predicted carbon emissions and energy demand of the hostel at each stage in the energy hierarchy.

Table 1: Annual energy demand

| Energy Hierarchy | Energy consumption (kwh/yr) |
|---|-----------------------------|
| Baseline energy demand | 376,750 |
| Baseline energy demand after energy efficiency measures | 362,141 |
| Energy production from CHP generators | 65,739 |
| Percent of energy demand met with the inclusion of CHP | 18.2% |

Table 2: Annual carbon dioxide emissions and savings

| Building Regulations (BR) Requirements | Carbon Emission Rate |
|--|----------------------|
| BR Target emission rate (TER) | 66.1 |
| Achieved emission rate (BER) | 49 |
| Carbon improvement over BR target | 25.9% |

7.0 POTENTIAL TECHNOLOGY APPLICABLE TO PROPOSED DEVELOPMENT

The following low and zero technologies have been assessed for their feasibility at this stage for use on the development. The available technologies are rapidly evolving and additional solutions should not be ruled out as the scheme progresses through to construction.

- Wind
- Photovoltaics
- Solar thermal systems
- Biomass heating
- Ground source heat pump
- Air source heat pump
- Combined heat and power

7.1 WIND

Wind turbines would be roof mounted and intended to generate electricity. However, wind speeds are generally poor in the South East, adversely affecting the performance of wind turbines. Before specifying or installing wind turbines extensive analysis of the wind resource at the specific site would be required to ensure that wind conditions are suitable.

It has been concluded that wind turbines are not an appropriate renewable technology for the proposed development. This is due to the expense in the technology itself and the uncertain CO₂ benefit that they would provide. As such they will not be installed

7.2 PHOTOVOLTAIC (PV) PANELS

PV panels generate electricity from solar radiation. The generating potential of PV panels is not dependant on the development demand, but only on the available roof space for installation and ensuring that they are not over shaded.

Due to the orientation and height of the proposed development PV panels would be a discreet and efficient system. An array with an output of 19.5kWp (approx. 75 panels) has been considered. However, there is insufficient roof space to install enough panels to achieve 10% of the buildings energy demand and because of this, PV panels will not be used.

7.3 SOLAR THERMAL SYSTEMS

Solar thermal panels generate heat for hot water. The benefits of solar thermal panels are constrained the seasonal variation in solar radiation. This means that solar thermal panels can only deliver a maximum of 60% of the annual hot water demand.

Solar thermal panels have been considered however have not been proposed as PV provides greater savings.

7.4 BIOMASS HEATING

Biomass can be burnt to provide heat for buildings. Fuel is most commonly purchased in the form of wood pellets formed from waste wood, although traditional logs can be used. Biomass is considered carbon neutral as the carbon omitted by burning the wood has been relatively recently captured by trees during growth.

However, they require many deliveries for fuel and require a large store to house the wood pellets/chips therefore such a system has been discounted as inappropriate for this development.

7.6 GROUND SOURCE HEAT PUMPS

Ground source heat pumps are used to extract heat from the ground to provide space and water heating. Typically, water is circulated through pipes buried in the ground and then passes through a heat exchanger that extracts heat from the fluid. The heat pump raises the temperature of the water to supply hot water.

Ground source heat pumps are generally specified in two forms, namely a vertical deep bore system or a horizontal system. The horizontal system comprises pipes buried approximately 2.0m below the surface and requires large areas of space. The vertical system requires less space but is more expensive and requires access for drilling. Both systems are dependent on the ground conditions.

Heat pumps have been considered however have not been proposed as there is insufficient space on site for a ground source heat pump for the whole development.

7.7 AIR SOURCE HEAT PUMPS

Air source heat pumps are a relatively well-established technology with large uptake in other parts of Europe. Heat pumps are highly efficient if specified and operated correctly. They can also be used to provide cooling as well as heating and have relatively low capital cost.

Heat pumps may be considered during detailed design stage, however the integration and control with the centralised boiler plant is not easily achievable.

7.8 COMBINED HEAT AND POWER

Combined heat and power (CHP) systems generate electricity on site and utilise the waste heat from the process for the benefit of the development. The heat and power is distributed from a central energy centre by a community energy system.

Combined heat and power is an ideal choice for hotels and leisure centres as to be viable they require a large and constant demand for heat. CHP has been proposed for inclusion on this development and would ensure 10% of the buildings energy demand is met by renewable energy sources.

8.0 CONCLUSIONS

This sustainability and energy appraisal has been undertaken to outline the proposed strategy of the development to achieve energy efficiency and to meet the local authority's renewables target.

At this stage in the design process the most suitable renewable energy solution for the development is a combined heat and power (CHP) system. CHP would ensure that 18.1% of the development's energy demand is met by on-site renewable energy sources. The requirement for on-site renewable energy sources is 10% of the development's energy demand. There was insufficient roof space to install enough panels to achieve 10% of the buildings energy demand. The development exceeds Building Regulations carbon emissions targets by 26.5%.

s. 40(2)

From: Celia Crescent <celiacresra@gmail.com>
Sent: 28 November 2019 08:54
To: s. 40(2)
Cc: s. 40(2)
Subject: Re: More Pertinent Information - Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi s. 40(2)

I have submitted a document to support the complaint against SBC and the White House development to the LGO.

Its a pretty big file which is why you can download it from here, it contains a lot of interesting fact based evidence!

[https://www.dropbox.com/s/pinj3bng3fxp3yj/LGO%20COMPLAINT 19%20011%20449.pdf?dl=0](https://www.dropbox.com/s/pinj3bng3fxp3yj/LGO%20COMPLAINT%2019%20011%20449.pdf?dl=0)

Cheers

s. 40(1)

On 26/11/2019 19:37, Celia Crescent wrote:

Hi s. 40(2)

It seems the White House development exceeds Building Regulations for Carbon Emissions by 26%.

Check out page 13.

As we have said all along Spelthorne have rushed this through with no oversight and no proper scrutiny!

s. 40(1)

On 15/11/2019 00:45, Celia Crescent wrote:

Hi s. 40(2)

I was at a meeting tonight where Spelthorne Council were presenting details of their Local Plan, in that meeting it was confirmed that they were looking at the building of 28 new homes next to the hostel before the planning decision for the hostel was made and despite the supporting documentation for the hostel stating the site was chosen because it was away from residential properties.

The leader of the council, the deputy leader and no doubt many others within the administration would also have been aware of these prudent details.

A local Cllr at the planning meeting was misled about this information when he asked a direct question about the land where these 28 flats are proposed, so it is clear that with regard to the hostel planning process significant and prudent information was withheld by the Council from the residents and some members of the planning committee which is clearly an illegal act.

This would seem based on the facts that there is some collusion within the administration and through those inappropriate actions are/have gained access to a significant grant from Homes England.

I have asked the local Police if this is something that comes under their remit to investigate as withholding pertinent information from the local residents when the council is the landowner, developer and LPA is very concerning, especially when trying to gain access to significant tax payer funding.

Thanks **s. 40(1)**

On 06/11/2019 00:35, Celia Crescent wrote:

Hi **s. 40(2)**

So yet again it is clearly documented that Spelthorne Council are misrepresenting the facts around the Hostel development, misleading the residents and withholding information from the planning committee.

As attached you will see that the Council's own documentation states that the Hostel will be away from residential homes but when they released their local plan documents today it seems the council are planning on building 28 flats next to the Hostel.

In clear contradiction of their own supporting documentation for the Hostel and the supposed benefits to the hostel residents.

Now the Knowle Green Estates doc that was published in August 2019 was either referring to the hostel itself as the Local Plan had not been publicly released or it refers to these newly proposed flats on the green belt next to the hostel, which the Council deliberately withheld from the public and the planning committee and specific questions about that land

were asked by the residents and a Cllr on the Planning Committee concerning the hostel with the response that there were no plans for this land.

This shows a clear level of collusion within the Council's administration that requires external and independent examination. The Council Monitor is the Co. Secretary of KGE so he is not impartial.

Now would you want to buy a flat next to a homeless hostel where in the Council's own words people with drug/alcohol/mental issues, ex offenders will live?

So that would then lead that for the Council to sell those flats they will have to do something about that hostel, so if they do a change of use and turn it into residential its much easier to sell those flats.

Which means Homes England will have given a £2m grant to Spelthorne for a Hostel that then gets turned into residential and the homeless get kicked out!

This whole development must immediately have external and independent investigation before any grant is approved or as per the Cllr Leaders Twitter has it already been approved?

Thanks

s. 40(1)

On 02/11/2019 23:26, Celia Crescent wrote:

Hi **s. 40(2)**

The residents are somewhat perplexed that the Leader of Spelthorne Council is putting on Social Media that you have approved grant funding for the White House hostel, when we have only last week provided you with concrete evidence that Knowle Green Estates are clearly involved in this development and they are publicly advertising the fact despite the fact that SBC are denying those facts?

In clear violation of your policies which SBC have stated they are aware of.

Why?

The 100's of residents this affects would appreciate an answer.

Thanks

s. 40(1)

On 28/10/2019 16:35, s. 40(2) wrote:

Dear s. 40(1)

Thank you again for your emails setting out your concerns to my colleague Hannah about the bid by Spelthorne Council to Homes England for grant funding.

We take allegations of this kind very seriously, as we are obviously keen to ensure that there is no misuse of government grants.

We therefore commissioned a full investigation of your allegations by a senior member of our legal team, who examined the documents produced by the Council in relation to the Council's decision to grant planning permission, the Cabinet decisions to fund the design and construction of the hostel and the involvement of Knowle Green Estates Limited. In undertaking this exercise, she obtained a number of additional Cabinet reports that had been produced by the Council but which contained information exempt from disclosure under Local Government legislation. After considering all of this material, no evidence was found that the Council concealed information from, or sought to mislead, its Planning Committee, its Cabinet, Homes England or the public about the fact that the proposal for the White House was for a hostel for homeless people, rather than a severe weather emergency provision only. The application for grant funding can therefore be considered by the Homes England in the usual way. No decision has been taken as yet on the merits of the application.

Best wishes,

s. 40(2)

[Redacted signature block]

From: Celia Crescent <celiacresra@gmail.com>
Sent: 02 October 2019 16:58
To: S. 40(2)
<S. 40(2)>
Cc: Homes England Enquiries <enquiries@homesengland.gov.uk>
Subject: Local Government Hostel Grants CAS-114925-V9XOD5 returning enquiry

Hi S. 40(1)

The LPA ignored all of these major issues which is why we are having to raise the issues with the LCO and why there needs to be proper external oversight, which is you guys as you are going to give them at least £2m of tax payer money. If you are unable to provide oversight please tell me who is responsible.

I have raised the issues of the council misrepresenting the reasons for securing £4m of capital budget to the SFO.

The LPA have ignored the following all raised directly with them

Child safeguarding issues.

400+ Resident Petition objecting to the development

The significant errors and misrepresentations in their planning application

Their own Community Involvement and Parking guidelines

Hostel resident safety

The list goes on and on - all supported by factual evidence and ALL ignored.

We strongly suggest that you look into this application very thoroughly, if you look at the attached doc, Knowle Green Estates are showing the development as 28 affordable flats which is not a hostel as planning was approved for.

So the Council gain approval for a homeless hostel, then gain £4m of funding by stating it is for SWEP which it is 100% not for and now their own limited company is stating in writing it is for affordable flats which is NOT a hostel.

So what is it, a homeless hostel, an SWEP facility [which it does not comply with] or 28 flats?

Which could mean you give them £2m for one thing and they build another.

Spelthorne Council withhold pertinent information and mislead.

This matter will be taken up with our MP as well.

Please take this matter seriously because people are now looking to sell their homes and move their families because of this development!

s. 40(1)

On 02/10/2019 16:37 **s. 40(2)** wrote:

Dear **s. 40(1)**

Thank you for your email.

I can confirm that we have now received a grant funding application from Spelthorne Borough Council however I cannot comment on the specifics of the submission. Funding applications are assessed against strict criteria and there is no process which enables members of the public to input into the assessment.

The concerns you raise are matters for consideration during the Planning Application process which is for the Local Authority to determine, therefore such queries should be raised directly with the Local Authority.

Kind Regards,

s. 40(2)

[Redacted signature block]



Northstowe House
Rampton Road
Longstanton
Cambridge
CB24 3EN

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Out of scope

Hi s. 40(2)

This was the email we received and logged on our dynamic system on 26 July 2019.....also see attached info we have attached to our dynamics system log. 2 emails 8 Oct one 15 Oct.

Hello

I am hoping you can help; we understand that Spelthorne Council are looking to secure a £2m grant from the Government to assist them in the building of a large homeless hostel. Would this grant come from Homes England, if not can you advise us of the agency responsible.

The council have rejected a public consultation on this very large hostel and there is significant resident objections and we are concerned from the council documents we have seen that they are misrepresenting this proposal in order to secure funding and already appointing contractors even though planning has not been approved.

Thanks

Celia Crescent Residents Group

Response box notes ... 2 notes in boxes went to team then they had a reminder and a reply was sent.....

Hi s. 40(2) can you help with the below enquiry thanks s. 40(2)

From: s. 40(2) *On Behalf Of Homes England Enquiries*

Sent: 05 August 2019 18:25

To: s. 40(2); *Homes England Home Ownership and Supply Team SE*

Cc: s. 40(2)

Subject: *FW: Local Government Hostel Grants CAS-114925-V9X0D5 Surrey SE*

Dear Team,

Reference No. CAS-114925-V9X0D5

Hi s. 40(2)

Sorry s. 40(2) due to IT issues I haven't been receiving emails consistently.

My colleague s. 40(2) is the contact on this one, and she'll provide a response to you tomorrow.

s. 40(2)

Spelthorne area SE

sent to s. 40(2) @homesengland.gov.uk> AH for SE team try 1st Middlesex Spelthorne is a local government district and borough in Surrey County Council

se area home owner team s. 40(2) off s. 40(2) is off too
reminder sent to them and CAS-114925-V9X0D5 Homes England Home Ownership and Supply
Team SE <HomesEngland.HomeOwnershipandSupplyTeamSE@homesengland.gov.uk>

Dear Team,

Reference No. CAS-114925-V9X0D5

Are you in a position to provide a response to the enquiry below? The enquiry was forwarded to
you on 26 July

We have to meet the agency service standards, thank you.

If this has been dealt with directly can you please confirm so we can closed the enquiry. Thank
you.

Kind regards

Dear Martin

Thank you for your email addressed to s. 40(2) and s. 40(2) in which you set out your
concerns regarding the proposed hostel scheme recently granted planning consent by Spelthorne
BC.

We apply strict criteria to our funding decisions, thereby ensuring there cannot be any mis-use of
Homes England grant. We can confirm that the grant application received is for a homeless
hostel.

Homes England does not have any jurisdiction over planning consents that have been determined
and issued by a Local Planning Authority. We note that representations were made during the
planning process, but challenging a planning consent, once determined, is a legal matter and
therefore a planning lawyer would be best placed to offer advice on the options that may be
available to you.

Yours sincerely

s. 40(2)

Northstowe House
Rampton Road
Longstanton
Cambridge
CB24 3EN

T: s. 40(2)

#MakingHomesHappen

We're the government's housing accelerator. We have the appetite, influence, expertise and

resources to drive positive market change. Find out more and help make this happen.

OFFICIAL

From: Celia Crescent <celiacresra@gmail.com>

Sent: 02 October 2019 16:5

Notes in the TASK boxes

s. 40(2) has doen and closed

Hi Response in box below: Kind Regards, Dear Celia Crescent Residents Homes England have several funding programmes available for eligible schemes and eligible applicants which include Housing Associations and Local Authorities. I can confirm that no application for funding has been submitted by Spelthorne Council to date. All applicants for funding go through due process and we can only make grant allocations to scheme that meet that strict criteria. In general the details of individual funding requests made by applicants are subject to Data Protection. Whilst I can confirm if an application has been received and allocation given, we are unable to share details. Kind

Regards, s. 40(2) y – South East s. 40(2) Home Ownership & Supply – South East s. 40(2) Northstowe House

Closed

reply from s. 40(2) sent

Dear Celia Thank you for your Enquiry. Reference No. CAS-114925-V9X0D5 Our team has replied with, Dear Celia Crescent Residents Homes England have several funding programmes available for eligible schemes and eligible applicants which include Housing Associations and Local Authorities. I can confirm that no application for funding has been submitted by Spelthorne Council to date. All applicants for funding go through due process and we can only make grant allocations to scheme that meet that strict criteria. In general the details of individual funding requests made by applicants are subject to Data Protection. Whilst I can confirm if an application has been received and allocation given, we are unable to share details. Kind Regards, s. 40(2)

Home Ownership & Supply – South East Kind regards s. 40(2) Enquiries Team

Closed

new emails s. 40(2) done now

Dear s. 40(1) Thank you for your email addressed to s. 40(2) and s. 40(2) in which you set out your concerns regarding the proposed hostel scheme recently granted planning consent by Spelthorne BC. We apply strict criteria to our funding decisions, thereby ensuring there cannot be any mis-use of Homes England grant. We can confirm that the grant application received is for a homeless hostel. Homes England does not have any jurisdiction over planning consents that have been determined and issued by a Local Planning Authority. We note that representations were made during the planning process, but challenging a planning consent, once determined, is a legal matter and therefore a planning lawyer would be best placed to offer advice on the options that may be available to you. Yours sincerely s. 40(2)

Northstowe House Rampton Road Longstanton Cambridge

CB24 3EN T: s. 40(2) #MakingHomesHappen We're the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. Find out more and help make this happen. OFFICIAL From: Celia Crescent

<celiacresra@gmail.com> Sent: 02 October 2019 16:58 To: s. 40(2)

s. 40(2) [redacted]@homesengland.gov.uk>; s. 40(2) [redacted]@homesengland.gov.uk>
Cc: Homes England Enquiries <enquiries@homesengland.gov.uk> Subject: Local Government
Hostel Grants CAS-114925-V9X0D5 returning enquiry s. 40(2) [redacted] The LPA ignored all of these
major issues which is why we are having to raise the issues with the LCO and why there needs
to be proper external oversight, which is your guys as you are going to give them at least £2m of
tax payer money. If you are unable to provide oversight please tell me who is responsible. I have
raised the issues of the council misrepresenting the reasons for securing £4m of capital budget
to the SFO. The LPA have ignored the following all raised directly with them

Closed

Kind regards,

s. 40(2) [redacted]

Enquiries Team



OFFICIAL

s. 40(2)

Out of scope

From: Celia Crescent <celiacresra@gmail.com>

Sent: 21 July 2020 12:11

To: s. 40(2) @homesengland.gov.uk>

Subject: Re: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hello

Further to your email below about the Hostel in Spelthorne, the LGO are now investigating and after the recent PAC report on the conduct of MHLG it seems prudent to re visit this.

As per the attached docs the residents were clearly informed multiple times by the Spelthorne CX and his office that Knowle Green Estates COULD NOT be involved in this development and the loan application so can you please explain why the planning committee minutes clearly show that the Hostel is 100% a Knowle Green Estates application?

Someone is not telling the truth, so if KGE could not be involved in this project why was it a KGE planning application?

s. 40(1)

On 28/10/2019 16:35, s. 40(2) wrote:

Dear s. 40(1)

Thank you again for your emails setting out your concerns to my colleague s. 40(2) about the bid by Spelthorne Council to Homes England for grant funding.

We take allegations of this kind very seriously, as we are obviously keen to ensure that there is no misuse of government grants.

We therefore commissioned a full investigation of your allegations by a senior member of our legal team, who examined the documents produced by the Council in relation to the Council's decision to grant planning permission, the Cabinet decisions to fund the design and construction of the hostel and the involvement of Knowle Green Estates Limited. In undertaking this exercise, she obtained a number of additional Cabinet reports that had been produced by the Council but which contained information exempt from disclosure under Local Government legislation. After considering all of this material, no evidence was found that the Council concealed information from, or sought to mislead, its Planning Committee, its Cabinet, Homes England or the public about the fact that the proposal for the White House was for a hostel for homeless people, rather than a severe weather emergency provision only. The application for grant funding can therefore be considered by the Homes England in the usual way. No decision has been taken as yet on the merits of the application.

Best wishes,

s. 40(2)

[Redacted signature]



From: Celia Crescent <celiacresra@gmail.com>

Sent: 02 October 2019 16:58

To: s. 40(2)

Cc: Homes England Enquiries <enquiries@homesengland.gov.uk>

Subject: Local Government Hostel Grants CAS-114925-V9X0D5 returning enquiry

Hi s. 40(2)

The LPA ignored all of these major issues which is why we are having to raise the issues with the LCO and why there needs to be proper external oversight, which is your guys as you are going to give them at least £2m of taxpayer money. If you are unable to provide oversight please tell me who is responsible.

I have raised the issues of the council misrepresenting the reasons for securing £4m of capital budget to the SFO.

The LPA have ignored the following all raised directly with them

Child safeguarding issues.

400+ Resident Petition objecting to the development

The significant errors and misrepresentations in their planning application

Their own Community Involvement and Parking guidelines

Hostel resident safety

The list goes on and on - all supported by factual evidence and ALL ignored.

We strongly suggest that you look into this application very thoroughly, if you look at the attached doc, Knowle Green Estates are showing the development as 28 affordable flats which is not a hostel as planning was approved for.

So the Council gain approval for a homeless hostel, then gain £4m of funding by stating it is for SWEP which it is 100% not for and now their own limited company is stating in writing it is for affordable flats which is NOT a hostel.

So what is it, a homeless hostel, an SWEP facility [which it does not comply with] or 28 flats?

Which could mean you give them £2m for one thing and they build another.

Spelthorne Council withhold pertinent information and mislead.

This matter will be taken up with our MP as well.

Please take this matter seriously because people are now looking to sell their homes and move their families because of this development!

s. 40(1)