



Homes
England

Date: 5 July 2022

Our Ref: RFI3882

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Making homes happen

[REDACTED]
[REDACTED]
By Email Only

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

Dear [REDACTED]

RE: Request for Information – RFI3882

Thank you for your recent email, which was processed under the Environmental Information Regulations 2004 (EIR).

You requested the following information:

We hereby request, the following documentation and information. The time period of those requests will therefore be 1 January 2022 to the present day.

1. All written communications that have passed between Homes England and any of the following parties relating to the Digbeth Loc. Land:
 - a) [REDACTED];
 - b) [REDACTED];
 - c) [REDACTED];
2. Particulars of all oral communications between any of the parties referred to in point 1 above (insofar as the same is not evident from the documentation provided pursuant to point 3 below).
3. All documentation prepared as a consequence of any of the communications referred to at point 1 and/or 2 (above) including minutes of meetings, emails and any other communications.
4. All documentation (including internal communications, memoranda, notes and meeting/committee minutes) held by Homes England relating to Gateway 3 Approval to progress a sale of any part of the Digbeth Loc. Land (including but not limited to land at Fazeley Street) to Digbeth Loc Limited.

Response

We can confirm that we do hold information in scope of your request. We will address each of your points in turn.

1. All written communications that have passed between Homes England and any of the following parties relating to the Digbeth Loc. Land:

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- a) [REDACTED];
 - b) [REDACTED];
 - c) [REDACTED];
- &

2. Particulars of all oral communications between any of the parties referred to in point 1 above (insofar as the same is not evident from the documentation provided pursuant to point 3 below).

&

3. All documentation prepared as a consequence of any of the communications referred to at point 1 and/or 2 (above) including minutes of meetings, emails and any other communications.

Please find attached Annex A, the information held by Homes England that falls in scope of questions 1, 2 and 3 of your request.

Information contained within Annex A has been redacted and further withheld from disclosure in its entirety under the following exceptions:

Regulation 13 – Personal Data

We have redacted information on the grounds that it constitutes third party personal data and therefore engages Regulation 13 of the EIR.

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.

Regulation 13 is an absolute exception 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 exception is engaged.

The full text in the legislation can be found on the following link;
<http://www.legislation.gov.uk/uksi/2004/3391/regulation/13/made>

Regulation 12(5)(e) – Confidentiality of commercial or industrial information

Under regulation 12(5)(e) of the EIR, Homes England may refuse to disclose information to the extent that its disclosure would adversely affect the confidentiality of commercial or industrial information where such confidentiality is provided by law to protect a legitimate economic interest.

Four elements are required for Regulation 12(5)(e) to be engaged:

- 1) The information is commercial or industrial in nature;
The information relates to potential future contracts for services with third parties. Therefore it is commercial in nature as it relates to commercial activity.
- 2) Confidentiality is provided by law;
The withheld information is subject to confidentiality provided by law under a common law duty of confidence. The information has a common law duty of confidence because it is not trivial and not in the public domain.



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The information relates to two parties who have the expectation to enter into contractually binding confidentially terms. Homes England therefore recognises that this information was intended to be held in confidence between the parties.

- 3) The confidentiality is providing a legitimate economic interest;
If the confidentiality of this information was breached it would harm the ability of Homes England and third parties to successfully negotiate for services at the site. There is a legitimate economic interest in protecting the ability of Homes England and third parties to negotiate in current and future commercial agreements.
- 4) The confidentiality would be adversely affected by disclosure;
Disclosure would result in third parties gaining access to commercially valuable information. Disclosure of the confidential information would harm the ability of Homes England to achieve good value for public money.

Public Interest Test

Regulation 12(5)(e) is subject to the public interest test. Once the exception has been engaged it is then necessary to consider the balance of the public interest in maintaining the exception or disclosing the information.

Under regulation 12(2) the public authority must apply a presumption in favour of disclosure, in both engaging the exception and carrying out the public interest test. In relation to engaging the exception, this means that there must be clear evidence that disclosure would have the adverse effect listed in 12(5).

Factors in favour of disclosure

- Homes England acknowledge that there is a presumption in disclosure regarding environmental information as well as a public interest in promoting transparency in how we undertake our work and allocate public money;

Factors in favour of withholding

- It would not be in the public interest to release the identity of potential future partners at this site. To release the information would reveal commercial discussions between Homes England and potential partners. If third parties thought that Homes England would reveal commercial discussions before negotiations and contracts were finalised they would be likely to be wary of being open and transparent, or not wish to work with Homes England altogether. This would be likely to make it more difficult for Homes England to attract third parties from the widest available market. This would not be in the public interest as it would negatively impact public funds; 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 Regulation 12(5)(e) in the legislation can be found via the following link: [The Environmental Information Regulations 2004 \(legislation.gov.uk\)](https://www.legislation.gov.uk).

Regulation 12(5)(b) – The Course of Justice



Date: 5 July 2022

Our Ref: RFI3882

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Under regulation 12(5)(b) of the EIR, Homes England may refuse to disclose information to the extent the disclosure would adversely affect the course of justice, the ability of a person to receive a fair trial or the ability of a public authority to conduct an inquiry of a criminal or disciplinary nature.

The information in scope of your request consists of/or sets out the content of advice from legal advisers. The information is therefore subject to legal professional privilege, which, according to the Information Commissioner's guidance is covered by the meaning 'the course of justice'. The principle of legal professional privilege is based on the need to ensure that communications between a client and their legal adviser will be treated in confidence and not revealed without the client's consent.

Public Interest Test

Regulation 12(5)(b) is subject to the public interest test. Once the exception has been engaged it is then necessary to consider the balance of the public interest in maintaining the exception or disclosing the information.

Under regulation 12(2) the public authority must apply a presumption in favour of disclosure, in both engaging the exception and carrying out the public interest test. In relation to engaging the exception, this means that there must be clear evidence that disclosure would have the adverse effect listed in 12(5).

Factors in favour of disclosure

- Homes England acknowledge that there is a presumption in disclosure regarding environmental information as well as a public interest in promoting transparency in how we undertake our work and allocate public money;

Factors in favour of withholding

- In this case, the withheld information sets out the content of advice received by Homes England from its legal advisors in relation to ongoing discussions/negotiations. It is essential that Homes England be able to discuss legal advice received and act upon this advice in order to ensure robust legal agreements are entered into with third parties. If the information were released it would be likely to diminish the quality of the legal advice received and acted upon in relation to investment of public money; and
- If that legal advice or information based upon it is exposed to the public, it not only allows the other parties to any negotiation or litigation an insight it should not have – it also undermines Homes England's ability to seek this advice freely and without fear that conclusions would be drawn based on the questions asked and the answers given. Homes England needs to be able to communicate freely with its legal advisers in confidence. Otherwise, Homes England's communications will be more guarded (with an eye to potential disclosure), less open and thus less robust; the process of lawyer-client advice will be weakened, which is contrary to the interests of justice and to the public interest. Disclosing the LPP Withheld Information would more likely than not cause adverse harm to Homes England's negotiating position and ability to recover public money in relation to our strategic plan.

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 and there is not a wider public interest in disclosing the information requested.

The full text of Regulation 12(5)(b) in the legislation can be found via the following link: [The Environmental Information Regulations 2004 \(legislation.gov.uk\)](https://www.legislation.gov.uk).



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4. All documentation (including internal communications, memoranda, notes and meeting/committee minutes) held by Homes England relating to Gateway 3 Approval to progress a sale of any part of the Digbeth Loc. Land (including but not limited to land at Fazeley Street) to Digbeth Loc Limited.

The information held by Homes England in scope of question 4 in your request is exempt from disclosure under the following exception:

Regulation 12(4)(e) – Internal Communications

Under regulation 12(4)(e) of the EIR, Homes England may refuse to disclose information to the extent the request involves the disclosure of internal communications.

In engaging the exception it is only necessary that the information fall into the defined category, not that disclosure would have an adverse effect. However, under regulation 12(1)(b), the public authority can only withhold the information if, in all the circumstances of the case, the public interest in maintaining the exception outweighs the public interest in disclosing the information. Furthermore, under regulation 12(2), it must apply a presumption in favour of disclosure.

Public Interest Test

Regulation 12(4)(e) is subject to the public interest test. Once the exception has been engaged it is then necessary to consider the balance of the public interest in maintaining the exception or disclosing the information.

Factors in favour of disclosure

- Homes England acknowledge that there is a presumption in disclosure regarding environmental information as well as a public interest in promoting transparency in how we undertake our work and allocate public money; and
- Homes England acknowledge that there is an interest from the public in how Homes England makes decisions and considers proposals and the justifications for these, and that there is a level of transparency required from public servants making these decisions.

Factors in favour of withholding

- It is vital that Homes England have a 'safe space' to assess and deliberate decisions in relation to the proposed or future uses of our land. Homes England is responsible for ensuring that a significant amount of public money is allocated effectively and in a way that best ensures value for money and ensures deliverability. The deliberations undertaken by Homes England in the withheld information detail internal decision making processes in relation to ongoing commercial decisions. Disclosure would prejudice the ability of decision makers to make impartial judgements about ongoing negotiations or proposals without fear of external scrutiny and undue pressure. This would not be in the public interest as it would be likely to prejudice our position in the market as the government's housing accelerator and effectively manage the public funds entrusted to us;
- The Information Tribunal has confirmed that the need for a safe space will be strongest when the information relates to a 'live' matter. In this case, the information reveals proposed options that rely on partnership with third parties that have not yet been finalised or the route yet agreed. Furthermore, the changes discussed are not yet agreed by the parties in a signed contract. If the information were public it would be likely that public pressure and external factors would detrimentally affect Homes England's ability to enter into contract with the third party. This would be detrimental to the public interest as it could negate a substantial amount of public money already invested; and



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- Disclosure of internal approval/change decisions would have a 'chilling effect' on Homes England's ability to progress with both current and future decisions and discussions regarding funding and delivery of our schemes. As previously stated, these discussions are currently ongoing and in relation to a live process. To disclose the information would result in a loss of frankness and candour in relation to continuing decisions about a large amount of public money and would damage the quality of these discussions. This would lead to poorer decision making which would directly affect spending of public money and decision making in relation to significant infrastructure works that will impact a large number of people. It is vital that the quality of these decisions is as robust as possible to ensure these decisions are made effectively and in the public interest.

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 and there is not a wider public interest in disclosing the information requested.

The full text of Regulation 12(4)(e) in the legislation can be found via the following link: [The Environmental Information Regulations 2004 \(legislation.gov.uk\)](https://www.legislation.gov.uk).

Right to make Representations

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 a reconsideration of our response (Internal Review). You can make this representation by writing to Homes England via the details below, quoting the reference number at the top of this letter.

Email: infogov@homesengland.gov.uk

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

Your request for reconsideration must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response (Reg 11(2)). Failure to meet this criteria may lead to your request being refused.

Upon receipt, your request for reconsideration will be passed to an independent party not involved in your original request. We aim to issue a response within 20 working days.

You may also complain to the Information Commissioner's Office (ICO) 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/>

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.



Homes
England

Date: 5 July 2022

Our Ref: RFI3882

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Yours sincerely,

The Information Governance Team
For Homes England

Making homes happen

reg. 13

From: reg. 13
Sent: 12 January 2022 09:29
To: reg. 13
Subject: Clayton Steel Building

Morning reg. 13 If we can get a generator which would give them oodles of power would that work or not a goer??

Hope you had a great Christmas and wishing you a very happy new year 😊

reg. 13

Homes England, Fourth Floor, 1, Friargate, Coventry, CV1 2GN

reg. 13

reg. 13

#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.](#)



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).

Please note that our email addresses have changed from hca.gsi.gov.uk to homesengland.gov.uk - although emails sent to our old email addresses will be forwarded for 12-months, it would be appreciated if you would update your records to reflect this change.

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

Follow us on [Twitter](#)
Join our [LinkedIn](#) group
Sign up for our weekly [newsletter](#)

reg. 13

From: reg. 13
Sent: 30 January 2022 13:09
To: reg. 13
Subject: Commonwealth

Hello reg. 13 hope you're good.

Just by way of an update the Clifton Steel building is now wind and watertight and over the next week is having new lighting installed, the toilets refurbished and external areas made safe. The roller shutter is now operation so larger items can be brought into the building.

I'm meeting reg. 12(5)(e) out there again next week.

Hope you're well.

Kind regards.

reg. 13

Homes England, Fourth Floor, 1, Friargate, Coventry, CV1 2GN

reg. 13

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Sign up for our weekly [newsletter](#)

reg. 13

Subject: reg. 13
Location: Microsoft Teams Meeting

Start: Wed 02/02/2022 14:00
End: Wed 02/02/2022 15:30

Recurrence: (none)

Meeting Status: Accepted

Organizer: reg. 13

Required Attendees: reg. 13

Optional Attendees: reg. 13

Meeting time extended to 90 mins.

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

[Learn More](#) | [Meeting options](#)

Our organisation is working flexibly, so if you've received this email 'out of hours', whilst it suits me to email now, I do not expect a response or action outside of your working hours.

Limited Company registered in England and Wales, company number 01631329

Correspondence address: Baskerville House, 2 Centenary Square, Birmingham, B1 2ND

Registered Office: Baskerville House, 2 Centenary Square, Birmingham, B1 2ND

reg. 13

From: reg. 13 @nebulastar.co.uk>
Sent: 02 February 2022 13:56
To: reg. 13
Subject: RE: 2pm

Many thanks!

reg. 13

From: reg. 13 @homesengland.gov.uk>
Sent: 02 February 2022 13:53
To: reg. 13 @nebulastar.co.uk>; reg. 13 @wmgrowth.com>
Subject: RE: 2pm

Hi reg. 13

Thanks – not sure whether you meant me or reg. 13 but that is fine with us both.

reg. 13



reg. 13

Homes England
One Friargate,
Coventry,
CV1 2GN

[@HomesEngland](#)

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From: reg. 13 [redacted] <[\[redacted\]@nebulastar.co.uk](mailto:[redacted]@nebulastar.co.uk)>
Sent: 02 February 2022 13:26
To: reg. 13 [redacted] <[\[redacted\]@homesengland.gov.uk](mailto:[redacted]@homesengland.gov.uk)>
Subject: 2pm



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Please forward any requests for information to: infogov@homesengland.gov.uk

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For information about how we process data and monitor communications please see our [Personal Information Charter](#).

reg. 13

From: reg. 13
Sent: 17 February 2022 17:06
To: reg. 13
Subject: RE: Press quotes for tomorrow

Hi reg. 13

This is great, thank you – and gratefully noted!

Best,
reg. 13

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From: reg. 13 @nebulastar.co.uk>
Sent: 17 February 2022 16:42
To: reg. 13 @homesengland.gov.uk>; reg. 13
reg. 13 @homesengland.gov.uk>
Subject: RE: Press quotes for tomorrow

Here's the quote from Steve:-

Steven Knight, Digbeth Loc. said....I am so excited to kick off the regeneration of this area with this announcement. To have such an iconic, globally respected British brand come to the heart of Birmingham is a genuine game changer for the city and the West Midlands. Birmingham welcomes MasterChef with the promise that more is yet to come.

And please note that MasterChef in your release should have a capital C.

Best,

reg. 13

From: reg. 13 @homesengland.gov.uk>
Sent: 17 February 2022 13:54
To: reg. 13 @nebulastar.co.uk>; reg. 13 @homesengland.gov.uk>
Subject: RE: Press quotes for tomorrow

Hi reg. 13

That's great – I've attached our release, and copied in below.

If you have a boilerplate / 'About' for Digbeth Loc Limited it would also be good to include that.

Thanks,
reg. 13

DRAFT – Homes England press release

Note – we've not yet seen any draft comms from BBC. We will most likely need to edit our release once we've seen other comms to ensure alignment

Under strict embargo until 1.00pm [tbc], Friday 18th February

Homes England marks major milestone with Masterchef move

Masterchef relocation represents significant step forward in the regeneration of Homes England's Warwick Bar site in Birmingham

Friday, 18th February 2022: Homes England, the Government's housing and regeneration agency, has signed a Memorandum of Understanding with development firm Digbeth Loc Limited and their partners to help bring the Masterchef studios to its Warwick Bar site in central Birmingham. It is one of the agency's first actions to deliver on the Levelling Up agenda set out in the government's Levelling Up White Paper.

The move marks a significant milestone in the regeneration of Warwick Bar, the keystone in the future of Birmingham's Digbeth district. The development of the new studios will bring a major TV production out of London to the heart of the West Midlands and Birmingham, creating unparalleled new opportunities, jobs and investment, and kickstarting a new creative heart for the city, setting the stage for others in the industry to follow suit.

Homes England has assembled Warwick Bar – a collection of derelict and brownfield sites around Digbeth – over recent years to help catalyse the wider regeneration of Digbeth. As one of the first steps in this journey, the agency will look to lease part of their land, at Fazeley Street, Warwick Bar to Digbeth Loc Limited, who will develop proposals for a mixed-used scheme, starting with a state-of-the-art film studio to house the production of BBC's Masterchef.

The agreement supports Birmingham City Council's vision for the area. The council's Birmingham Development Plan sets out a spatial vision and strategy for the sustainable growth of the city, and identifies Digbeth as a new urban village centred on creative industries, leisure and residential-led mixed use development.

The agreement also supports Birmingham City Council's vision for the area. The council's Birmingham Development Plan sets out a spatial vision and strategy for the sustainable growth of the city, and identifies Digbeth as a new urban village centred on creative industries, leisure and residential-led mixed use development.

[INSERT SoS QUOTE]

Mike Palin, **[Interim Executive Director, Markets, Partners & Places]** at Homes England commented, "The regeneration of Warwick Bar will have a transformational impact on central Birmingham and the wider economy. Not only will it create jobs in the area, it will stimulate the development of a creative hub for the city, delivering on Birmingham City Council's aspirations and the Levelling Up agenda. The relocation of such a major production operation from London to the city is just the first example of that.

"This agreement is testament to the importance of partnership working in place-making. We have the expertise, the influence, and the appetite to support and empower local leadership to meet their ambitions and transform derelict urban sites into beautiful communities."

The agreement comes just weeks after the Government announced that Homes England remit will be extended, with a renewed focus on the regeneration of towns and cities, as part of its Levelling Up Whitepaper.

[INSERT PARTNER QUOTES – e.g. Digbeth Loc Limited]

The creative-led commercial regeneration of the Fazeley Street plot began late last year, when work commenced on converting the Grade II listed Junction Works building – a purpose-built canal office from the late 18th century – into a high-quality arts venue showcasing local artists in a building owned by Homes England and leased back to Grand Union, a local artists collective. The regeneration of the wider Warwick Bar site has the opportunity to deliver around 1,000 new homes, and 25,000 square meters of employment / educational floor space.

Homes England will continue work closely with its public and private sector partners to transform the area into a thriving neighbourhood and a commercial hub for the city’s growing creative sector, building on Digbeth’s industrial heritage and the forthcoming connections to HS2.

- ENDS -

About Homes England

Homes England is the Government’s housing and regeneration agency. We have the appetite, influence, expertise and resources to drive positive market change.

Homes England welcomes partners who share our ambition to challenge the traditional norms and build better homes faster. For more information visit our [home page](#) or follow us on Twitter @HomesEngland.

[insert partner boiler plates]

OFFICIAL

From: reg. 13 <reg.13@nebulastar.co.uk>
Sent: 17 February 2022 13:10
To: reg. 13 <reg.13@homesengland.gov.uk>
Cc: reg. 13 <reg.13@homesengland.gov.uk>
Subject: RE: Press quotes for tomorrow

reg. 13

Do you have a draft of the release you can send over to me in the meantime?

reg. 13

From: reg. 13 <reg.13@homesengland.gov.uk>
Sent: 17 February 2022 11:23
To: reg. 13 <reg.13@nebulastar.co.uk>
Cc: reg. 13 <reg.13@nebulastar.co.uk> reg. 13
reg. 13 <reg.13@homesengland.gov.uk>
Subject: Press quotes for tomorrow

Dear reg. 13

I hope you are well?

Homes England are co-ordinating with Create Central, BBC et al on releases for tomorrow. We’ve agreed Homes England will lead on a press release to the built environment trade publications focusing on the development and delivery. We would very much like to get a quote from you on working together on this project to deliver regeneration and transformation in Birmingham.

reg. 13 (cc’d) is our lead on this, and I’m hoping she can pick up with you / your team directly to get a suitable quote?

All the best,

reg. 13



reg. 13

Homes England
One Friargate,
Coventry,
CV1 2GN

[@HomesEngland](#)

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Not in Scope

From: reg. 13 [redacted]@homesengland.gov.uk>
Sent: 20 February 2022 09:13
To: reg. 13 [redacted]@SlaughterandMay.com>; reg. 13 [redacted]
reg. 13 [redacted]@stanhopeplc.com>; reg. 13 [redacted]@nebulastar.co.uk
Cc: reg. 13 [redacted]@SlaughterandMay.com>; reg. 13 [redacted]
reg. 13 [redacted]@SlaughterandMay.com>; reg. 13 [redacted]@nebulastar.co.uk>
Subject: RE: Digbeth Loc Limited [SandM-CC.FID3238362]

Dear reg. 13 [redacted]

Thanks for your email – reg. 12(5)(b) [redacted]

reg. 12(5)(b) [redacted]

As discussed, I am meeting with my team on Tuesday next week to agree workstreams and timelines. reg. 13 [redacted] it would be good for our operational teams to meet up and discuss next steps. Assuming you are based out of London, we are happy to come to you to meet if you are happy to suggest dates and times. In the meantime, the next key action for Homes England is to send over the full list of documents and information we will need to be able to consider the next stages, and we'll look to finalise that ASAP.

reg. 13 @nebulastar.co.uk, it looked like a fantastic event on Friday, and incredibly well received.
Not in Scope

Thank you all, and here's to a bright future for Digbeth and Birmingham.

Thanks,

reg. 13

<image001.png>

<image002.png>

<image003.png>

<image004.jpg>

reg. 13

Homes England
One Friargate,
Coventry,
CV1 2GN

[@HomesEngland](#)

#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.](#)

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<image005.jpg>

OFFICIAL

reg. 12(5)(b)

reg. 12(5)(b)

reg. 12(5)(b)

reg. 13

From: reg. 13
Sent: 09 March 2022 10:30
To: reg. 13
Subject: RE: Minerva Worls

reg. 13 let us know if any basic works we could carry out to assist??

Let me know when you or they are there next and if you have 10 mins can have a quick look.

Thanks....

reg. 13

Homes England, Fourth Floor, 1, Friargate, Coventry, CV1 2GN

reg. 13

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From: reg. 13 @nebulastar.co.uk>
Sent: 09 March 2022 10:13
To: reg. 13 @homesengland.gov.uk>
Subject: RE: Minerva Worls

reg. 13

We've earmarked this for the **reg. 12(5)(e)**.

reg. 13

From: **reg. 13** [@homesengland.gov.uk](mailto:reg.13@homesengland.gov.uk)>

Sent: 09 March 2022 07:47

To: **reg. 13** [@nebulastar.co.uk](mailto:reg.13@nebulastar.co.uk)>

Subject: Minerva Works

Morning **reg. 13** When you speak with **reg. 13** would you mind asking him about Unit 1 at Minerva Works. This was the ground floor unit on the corner with the raised floor where we were holding it back.

Assume no requirement for it with **reg. 13**'s new partners but just wanted to double check.

Hope all good.

reg. 13

reg. 13

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reg. 13

From: reg. 13
Sent: 31 March 2022 14:57
To: reg. 13
Subject: DDC @ Digbeth Loc

reg. 13 we could get the windows blacked out in a couple of weeks from the order being given (subject to the weather)... so could be available sooner rather than later...

reg. 13 let me know what time reg. 12(5)(e) meeting on Wednesday with reg. 12(5)(e).

Thanks.

reg. 13

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reg. 13

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From: reg. 13 @nebulastar.co.uk>
Sent: 30 March 2022 17:04

To: reg. 13 [redacted]@homesengland.gov.uk>
Subject: RE: DDC @ Digbeth Loc

Dear reg. 13 [redacted]

reg. 12(5)(e) [redacted].

As we're speaking tomorrow, let's discuss then.

Best wishes,
reg. 13 [redacted]

reg. 13 [redacted]

From: reg. 13 [redacted]@homesengland.gov.uk>
Sent: 30 March 2022 12:46
To: reg. 13 [redacted]@nebulastar.co.uk>
Subject: DDC @ Digbeth Loc

reg. 13 [redacted] please make sure reg. 13 [redacted] sees this... Just to make sure he's good with these dates and they don't impact on anything else...

reg. 13 [redacted]

Homes England, Fourth Floor, 1, Friargate, Coventry, CV1 2GN

reg. 13 [redacted]

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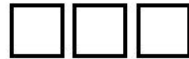
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reg. 13

From: reg. 13
Sent: 07 April 2022 18:16
To: reg. 13
Cc: reg. 13
Subject: RE: Digbeth

reg. 13 thanks. I have asked for an engineer to inspect the beam and reg. 13 the roofer is on with it 😊

I'll drop reg. 13 and reg. 13 a note as away from next Wednesday COP (hopefully).

Cheers..

reg. 13

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reg. 13

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From: reg. 13 <@nebulastar.co.uk>
Sent: 07 April 2022 17:55
To: reg. 13 <@homesengland.gov.uk>
Cc: reg. 13
Subject: RE: Digbeth

Dear reg. 13

Thanks for this.

As regards the categories/site tours, I leave this entirely up to you.

reg. 13

Going forward on what is required, we spoke with reg. 13 at Stanhope yesterday. reg. 12(5)(e)

reg. 12(5)(e)

I've asked them to be in touch with you.

Doing the work on the Minerva Works space will be a huge help and we've spoken with reg. 13 about the minimum amount of work required to get FMC and Banana ready for action.

reg. 13

Thanks once again for all your help and hard work. It is very much appreciated.

Best wishes,

reg. 13

reg. 13

From: reg. 13 <reg.13@homesengland.gov.uk>

Sent: 07 April 2022 14:52

To: reg. 13 <reg.13@nebulastar.co.uk>

Subject: Digbeth

reg. 13 really good to see you both yesterday and apologies I had to clear off. My bag and coat are still drying out... I know you guys carried on afterwards and had some useful discussions.

reg. 13 and I discussed a protocol around site visits. We think the following works and I think depends on the importance you attach to them...

reg. 13, reg. 12(5)(e)

reg. 12(5)(e)

Speak later.

Thanks.

reg. 13

reg. 13

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reg. 13

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reg. 13

From: reg. 13
Sent: 07 April 2022 19:12
To: reg. 13
Cc: reg. 13
Subject: Warwick Bar

reg. 13 see below for discussion tomorrow. I do believe we will see some major activity on site.

They have discussed the situation with reg. 13 at Stanhope I gather.

See you tomorrow.

reg. 13

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reg. 13

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From: reg. 13 @timeandspacestudios.co>
Sent: 07 April 2022 18:53
To: reg. 13 @homesengland.gov.uk>
Cc: reg. 13 reg. 13@nebulastar.co.uk>; reg. 13

reg. 13

Subject: Re: Warwick Bar

Evening reg. 13

Very good catching up yesterday. Thanks for the update on reg. 13

reg. 12(5)(e)

reg. 12(5)(e)

Thank you for sharing. Let's arrange a call for the early part of next week to discuss how we can make this work (?) for all concerned as part of the meanwhile activation of Charley's Yard

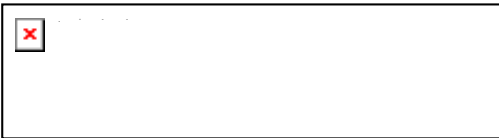
Relative to above and further to our discussion with Stanhope yesterday, it would be good to discuss how reg. 12(5)(e) can liaise direct with you with regards to agreeing a license or permit with Homes England to ensure these meanwhile activities can commence...?

I believe reg. 13 will be in touch directly regarding the same and we look forward to discussing with you next week.

Warmest regards,

reg. 13

reg. 13



reg. 13



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reg. 13

From: reg. 13
Sent: 26 April 2022 18:58
To: reg. 13
Subject: RE: RE - reg. 12(5)(e) - Office Space

reg. 13 that's great. I am there Friday with the contractors and will measure up and get those details across Friday or might be Tuesday as reg. 13 we are also looking at Unit 1 and seeing about getting the floor ripped out of there..

reg. 13 said the visit went well with reg. 13 et al on Friday as I was away and reg. 13 is giving me a call tomorrow. I know reg. 13 has asked for them to get a proposal over to us asap.. Once we have that we'll get the roof of FMC painted over. Structural survey of the beam was also carried out last Friday and as soon as we know that we can get that instructed to be removed.

Hope you had a great Easter...

Thanks.

reg. 13

reg. 13

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reg. 13

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From: reg. 13 [redacted]@nebulastar.co.uk>
Sent: 26 April 2022 12:10
To: reg. 13 [redacted]@homesengland.gov.uk>
Subject: FW: RE - [redacted] - Office Space

Dear reg. 13 [redacted]

As you may know, [redacted] and management have decided they want to move into Minerva Works. They looked at unit 7 and really loved it and want to move in.

Below is a note from [redacted], the [redacted], asking for details. Would you be able to provide measurements etc.?

They've seen the space and know it's quite rough and ready but if we could furnish a lick of paint, I think it would be worth it. As a press announcement, [redacted] returning home, would be worth a lot.

I hope preparation work for the arrival of [redacted] is proceeding. Do let me know.

Best wishes,
reg. 13 [redacted]

reg. 13

From: reg. 13 [redacted]
Sent: 25 April 2022 19:10
To: [redacted] [nebulastar.co.uk](mailto:[redacted]@nebulastar.co.uk); reg. 13 [redacted] [@nebulastar.co.uk](mailto:[redacted]@nebulastar.co.uk)>
Cc: reg. 13 [redacted]
Subject: RE - [redacted] - Office Space

Hi reg. 13 [redacted]

Thank you for the tour on Friday morning. We have had a chat with [redacted] and would like to progress the discussion as we would like to make the studio our future home.

We would like to know what they will do to make it a functional office space and negotiate a deal.

Could you send us measurements for the space we discussed, I believe in Minerva works?

Thanks again, please advise us of next steps. We will put together the brief for the studio over the next week.

reg. 13

reg. 13

From: reg. 13 @nebulastar.co.uk>
Sent: 26 April 2022 13:08
To: reg. 13
Subject: RE: call with reg. 13

Thanks. reg. 13

reg. 13

“Dear reg. 13 Already we are getting strong demand for studio space and we haven’t even opened a tin of paint or fixed a roof.

I’m just wondering how Homes England would feel about reg. 12(5)(e)

I just wanted to chat to see if this is something Homes England might consider to help us cope with demand.

Also, when do reg. 12(5)(e)

Best wishes,
reg. 13

reg. 13

From: reg. 13 @homesengland.gov.uk>
Sent: 26 April 2022 10:47
To: reg. 13 @nebulastar.co.uk>
Subject: RE: call with reg. 13

Hi reg. 13

Yes, that works for me – or MS Teams / Zoom. I’ll be in our Coventry office, so either works fine.

Has reg. 13 given an indication of what he wants to pick up? Happy to chat about anything, but would be useful to be briefed by my team before I do.

Thanks,

reg. 13

reg. 13



reg. 13

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From: reg. 13 [@nebulastar.co.uk](mailto:reg.13@nebulastar.co.uk)>
Sent: 26 April 2022 10:44
To: reg. 13 [@homesengland.gov.uk](mailto:reg.13@homesengland.gov.uk)>
Subject: RE: call with reg. 13

11am tomorrow would be great.

Shall ^{reg. 13} call your mobile?

reg. 13

From: reg. 13 [redacted] [homesengland.gov.uk](mailto:reg.13@homesengland.gov.uk)>
Sent: 25 April 2022 20:01
To: reg. 13 [redacted] [nebulastar.co.uk](mailto:reg.13@nebulastar.co.uk)>
Subject: Re: call with reg. 13 [redacted]

Hi reg. 13 [redacted]

No problem - I'm free from 11:30-2 tomorrow if that works at all. I could also do 10:30-11:30 on Wednesday if I moved some bits around.

Thanks,

reg. 13 [redacted]

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From: reg. 13 [redacted] [@nebulastar.co.uk](mailto:reg.13@nebulastar.co.uk)>
Sent: Monday, April 25, 2022 4:19:25 PM
To: reg. 13 [redacted] [@homesengland.gov.uk](mailto:reg.13@homesengland.gov.uk)>
Subject: call with reg. 13 [redacted]

Dear reg. 13 [redacted]

Would it be possible for reg. 13 [redacted] to get a call with you this week?

Best,
reg. 13 [redacted]



reg. 13

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reg. 13

From: reg. 13 @nebulastar.co.uk>
Sent: 28 April 2022 13:17
To: reg. 13
Cc: reg. 13
Subject: RE: Interim uses at Warwick Bar

Dear reg. 13

Thanks for this.

In fact, reg. 12(5)(e) we would have no problem filling it.

reg. 12(5)(e)
I'm actively seeking potential partners and will keep you informed.

Best wishes,
reg. 13

reg. 13

-----Original Message-----

From: reg. 13 @homesengland.gov.uk>
Sent: 28 April 2022 08:47
To: reg. 13 @nebulastar.co.uk>
Cc: reg. 13

Subject: Interim uses at Warwick Bar

Hi reg. 13

Thanks for yesterday's call. I thought it would be useful to set out what we'd picked up so that it's all in one place.

As discussed, I understand that reg. 12(5)(e), and reg. 13 (with reg. 13 reg. 13 is handling that with them directly. This would be on the same lease terms and structure as available to others in the block, so as not to fetter redevelopment.

Similarly, you've introduced reg. 12(5)(e) (who I understand are working with you on reg. 12(5)(e)) to reg. 13 and reg. 13 who'll pick up discussions with them about using the FMC building on a temporary basis for filming.

You mentioned that there was a party interested in reg. 12(5)(e)

reg. 12(5)(e)

to understand the logistics. If you are able to connect ^{reg. 13} and ^{reg. 13} with the right people at your end, we can get on with that ASAP.

Are you aware of any other interim occupiers we should be considering / liaising with at the moment, or are these the three key areas? We want to make sure we catch everything, put the right resources in place and move quickly.

Yours,

reg. 13

reg. 13

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[employer_small] [cid:image004.jpg@01D85AD9.CCF8CC50]

reg. 13

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an-201819-to-202223>.

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[cid:image005.jpg@01D85AD9.CCF8CC50]

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formation-charter>
