

## David Wakeford

---

**From:** Andy Brown [[andy.brown@octavia.org.uk](mailto:andy.brown@octavia.org.uk)]  
**Sent:** 10 April 2015 10:14  
**To:** David Wakeford  
**Subject:** RE: Langorf Hotel, 18 - 20 Frognal, NW3 6AG - LB Camden

David,

We spoke about this.

You advised that there is a single affordable housing unit generated by the scheme through the viability study. Whilst there is little information available to us there is an overriding factor that you have asked us to respond on in this note.

Octavia are very keen to secure S106 affordable housing opportunities in L B Camden. It is not in our nature to decline opportunities that do arise. In the past we have contracted in central London on two separate occasions for as few as 5 affordable homes delivered through S106. However, procuring a single unit is difficult to justify in resource terms towards meeting our GLA delivery targets.

We are very keen to support the borough in its valuable work seeking to secure more affordable homes however, on this occasion we feel we must decline the opportunity.

Regards

Andy Brown  
Acquisitions and New Business Manager

020 8354 5521

---

**From:** David Wakeford [<mailto:DWakeford@savills.com>]  
**Sent:** 23 March 2015 17:24  
**To:** Andy Brown  
**Subject:** RE: Langorf Hotel, 18 - 20 Frognal, NW3 6AG - LB Camden

Hi Andy,

Do you have any thoughts on the below?

Many thanks,  
David.

**David Wakeford MRICS**  
**Director**  
**Development Viability**

Savills, 33 Margaret Street, London, W1G 0JD  
Tel :+44 (0) 20 7016 3772  
Mobile :+44 (0) 7807 999 784  
Email :[dwakeford@savills.com](mailto:dwakeford@savills.com)  
Website :[www.savills.co.uk](http://www.savills.co.uk)



Before printing, think about the environment

---

**From:** David Wakeford

**Sent:** 17 March 2015 17:13

**To:** 'andy.brown@octaviahousing.org.uk'

**Subject:** Langorf Hotel, 18 - 20 Frognal, NW3 6AG - LB Camden

Hi Andy,

Hope you're well. We are working up a planning application for the above site, which may include affordable housing. The scheme is a refurbished hotel that will comprise 13 units.

We are looking for in principal interest (not an offer at this stage) on whether an RP would be interested in buying one or two affordable units on site. The opportunity will comprise:

- a 3B5P ground floor 78 sqm flat with its own entrance, no private amenity, open-plan kitchen/diner; and
- possibly one other unit TBC, which would be in the main core and would be either a 1 or 2 bed flat of about 50 or 70 sqm on the lower ground, ground or first floor.

Tenure is TBC. Service charge is TBC. Private values are approximately £900 to £1,000 per sqft.

In principal would an opportunity along these lines be of interest? We'd be very grateful for a speedy response.

Kind regards,  
David.

**David Wakeford MRICS**  
**Director**  
**Development Viability**

Savills, 33 Margaret Street, London, W1G 0JD

 Tel :+44 (0) 20 7016 3772  
Mobile :+44 (0) 7807 999 784  
Email :[dwakeford@savills.com](mailto:dwakeford@savills.com)  
Website :[www.savills.co.uk](http://www.savills.co.uk)

 Before printing, think about the environment

NOTICE: This email is intended for the named recipient only. It may contain privileged and confidential information. If you are not the intended recipient, notify the sender immediately and destroy this email. You must not copy, distribute or take action in reliance upon it. Whilst all efforts are made to safeguard emails, the Savills Group cannot guarantee that attachments are virus free or compatible with your systems and does not accept liability in respect of viruses or computer problems experienced. The Savills Group reserves the right to monitor all email communications through its internal and external networks.

Savills plc. Registered in England No 2122174. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills plc is a holding company, subsidiaries of which are authorised and regulated by the Financial Conduct Authority (FCA)

Savills (UK) Limited. A subsidiary of Savills plc. Registered in England No 2605138. Registered office: 33 Margaret Street, London, W1G 0JD.

Savills (UK) Ltd is authorised and regulated by the Financial Conduct Authority in respect of insurance mediation activity.

Savills Commercial Limited. A subsidiary of Savills plc. Registered in England No 2605125. Registered office: 33 Margaret Street, London, W1G 0JD.

Please note any advice contained or attached in this email is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be

relied upon as such. They are given in the course of our estate agency role. No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS1 and PS2 of the RICS Valuation – Professional Standards, effective from 6th January 2014. Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

**Andy Brown**  
**Acquisitions & New Business Manager**

DD: 020 8354 5521

[www.octavia.org.uk](http://www.octavia.org.uk)



---

Octavia Housing Registered Office, Emily House, 202-208 Kensal Road, London, W10 5BN, tel no. 020 8354 5500. A Community Benefit Society with charitable status. Registered No. 13991R. Registered with the Homes & Communities Agency as a registered provider of social housing, No L0717.

This email is intended only for [dwakeford@savills.com](mailto:dwakeford@savills.com). The contents of this email sent on 2015-04-10 at 10:14:13 (including any attachments) are confidential. If you are not the intended recipient, any use by you is prohibited and you should notify [andy.brown@octavia.org.uk](mailto:andy.brown@octavia.org.uk) and delete the email as soon as possible.

Octavia Housing may monitor email traffic.