

## David Wakeford

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**From:** Iain Taylor [[Iain.Taylor@circle.org.uk](mailto:Iain.Taylor@circle.org.uk)]  
**Sent:** 17 March 2015 18:29  
**To:** David Wakeford  
**Subject:** RE: Langorf Hotel, 18 - 20 Frognal, NW3 6AG - LB Camden

David, many thanks for the invitation to offer.

Regretfully I must decline on this occasion; our experience is that a single or handful of affordable homes in a high quality and high value development is uneconomic from both the landlord's and the resident's perspective. Affordability and service charges will always remain a challenge.

Once again, thanks for the opportunity.

Regards

Iain

**Iain Taylor**

**Regional Development Director**

Circle Housing

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We have one shared mission at our core; to enhance life chances. Together with our partners we deliver great homes to live in and first rate services for our customers, as well as providing vital care, support and telecare services to help people live independently for longer.

For more information about Circle and our partners, please visit [www.circle.org.uk](http://www.circle.org.uk)

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**From:** David Wakeford [<mailto:DWakeford@savills.com>]  
**Sent:** 17 March 2015 17:13

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

Hi Iain,

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**

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