



Jon O'Brien
DOMVS London
Studio 80
Switch House East
Battersea Power Station
London
SW11 8BB

1st September 2022

SUBJECT TO CONTRACT

Dear Jon

Re: Canfield Place NW6

Thank you for inviting us to make you an offer for the above S106 opportunity.

I have used the information provided in the design and access statement provided on the 18th July 22 and various email exchanges.

Our turnkey package price is based on units for social rent as set out below: –

2 x	2bed4 houses
1 x	2bed4 w/c house
1 x	3bed5 house
4 x	3bed5 w/c houses

Total – 8 houses

Our offer is subject to the following:-

- Newlon's Board Approval
- Newlon's design panel approval
- Units to meet Newlon's employer's requirements.
- Warranties in our favour regarding remediation
- No VAT or SDLT to apply
- Unchallengeable planning permission with no onerous planning conditions
- No financial obligations in any section 106 agreement or community infrastructure levy.
- Independent land valuation.
- Site/houses to be sold as freehold
- Fully serviced site



Newlon Housing Trust is a charitable housing association and part of the Newlon Group
Registered Office: Newlon House, 4 Daneland Walk, Hale Village, London, N17 9FE
Residents' enquiries: 020 7613 8080 - all other enquiries: 020 7613 8000 - www.newlon.org.uk
Group Chief Executive: Mike Hinch, Chair: Aman Dalvi OBE
Community Benefit Society 18449R, registered with the Regulator of Social Housing no. L0006
HMRC charity reference no. EW91301, VAT registration no. GB778532683

I have assumed a turnkey arrangement with a 10% deposit at exchange of contracts with the remainder payable at completion/handover.



Newlon would expect to be fully involved during the build period with regular site meetings and inspections.

Our package offer is £~~XXXX~~m for the **unencumbered freehold**.

I hope you find this offer of interest and look forward to hearing from you.

Yours sincerely

A large black rectangular redaction box covering the signature area. To the right of the box, a blue circular mark, possibly a pen nib or a stylized flourish, is visible.

Angela Wint
Senior Project Manager
Tel 
Email @newlon.org.uk

